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Addendum to Submission to The Royal Commission on Metropolitan Toronto

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from

Controller Allan A. Lamport.

June 3, 1964.



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ADDENDUM TO SUBMISSION

TO

THE ROYAL COMMISSION ON METROPOLITON TORONTO

FROM

CONTROLLER ALLAN A. LAMPORT

VICE-CHAIRMAN OF BOARD OF CONTROL

AND

PRESIDENT OF THE COUNCIL

JUNE 3, 1964.



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Special Item re Amalgamation of Fire Services.

Please refer to pages 206 and 215 of
the Heads of Departments Report of
August 18, 1961, for the glaring need
of amalgamation of fire services.

BRIEF COMMENTS

Dr. Goldenberg, I hope I have taken a different approach in developing the facts for your information. I have tried to avoid the scientific type of brief and have tried hard to give you the cold, unadulterated facts as I have found them and I believe with experience, know their effects.

It is evident from all these briefs that the majority want a change.

I may point out that there will be some tables in my brief that are the same as Mr. Hardy's. I put them in because it saves referring to other briefs in order to get information.

Metro had a temporary useful purpose whose time was extended improperly, too long. Therefore, difficulty set in and when little empires are built up, they are hard to break down.

Amalgamation is uniformity which bring higher standards. This area cannot continue to go on as it is avoiding the clash that always comes with new steps.

Duplication of Committees, Commissions, etc., are wasteful in dollars and time, particularly when we have not enough to do the things properly in the system that should be done. Duplication is a luxury that we cannot afford.

Some say there may be increasing costs. Yes, on one hand there may be, because there will be higher standards and the highest standards will be attained by all, not the lowest standard, so this will probably increase some costs, but that is exactly what we are seeking today - an improvement of standards. And in the end, even with the improvement of standards, there will be a saving to those of us in the highest mill rate category.

That is why I recommend it and why those who work in the factory can see the mistakes.

Under the present form of Metro Government, the imbalance is becoming almost ridiculous. In 1953, in the suburban municipalities the population was - North York 110,311, Scarborough 78,803, and Etobicoke 70,206. At that time each had one vote in Metro Council. They still have one vote despite the tremendous population increase -- North York now has 336,446, Scarborough 230,338, and Etobicoke 165,000.

Including the Metro Chairman, the number of elected persons in Metro totals 109, just one more than the number it takes to govern the entire Province of Ontario.

How ridiculous to say there is no duplication. I wonder? We have 124 executives in 124 departments in Metro and within 13 municipalities. In addition we have scores of deputy department heads which are not included in this total. In terms of clerks and other staff, we have 265 persons that the taxpayers pay a wage bill for of \$1,500,000 a year for this alone.

We have created 102 local commissions and boards, and we have manned them with 821 persons - more persons than rode into the Valley of Death in the famous "Charge of the 600".

I am sure, Dr. Goldenberg, you are not offended by the many debates that have taken place since you have been appointed as commissioner to enquire into the municipality of metropolitan Toronto government, or whatever government you should recommend. It would be trickery to suggest that you would be offended and that we would not have been correct in having discussions of this item so that we could give the widest possible explanation for the purpose of public information. Dr. Goldenberg, as I have said, you are not a judge but a capable man looking for guidance and it would be a shame if we did not assist you. That is why I am here.

I think the matter of the question of amalgamation should be constantly before us and constantly considered, because in my opinion, as one who works in the factory and has examined it, I feel I can be of some guidance in offering what recommendations I can give from my experience and practice.

You have heard from the School Board and the City of Toronto in this connection, showing the imbalance and injustice without amalgamation. You have certainly heard about the Library Board and how they wish to correct the injustice for the value and importance of the quest for learning through their services, which can only be just and equitable on an amalgamation basis. The only people who benefit from the present Metro form of government are those members who actually sit in the Metropolitan Council. It is very clear that it was always intended, as you will find in the clippings attached to my addendum, which indicate it was the contention of all that the representatives of the people who formed the metropolitan government should be elected and there should be no further delay in seeing that it is done. At present, in no way on the ballot is it indicated who will be their representative in Metro dealing with the third largest budget in Canada for any province or municipality. Direct election would bring about a sounder distribution of representation which is sadly out of balance, having regard for the three lakeshore municipalities with small populations and the other three I have mentioned above, with populations increasing, and ours in Toronto.

One call that has always been on Toronto's back is that of the hospitalization that Toronto has had to bear. The latest call is that of the Arts, which as you know, is a \$32,000,000 matter, watered down to \$17,000,000 by the Arts Foundation Committee, and Metro has refused to take any share of it.

An immediate imbalance is government

Can't have one without
assistance offered for the Centennial grants, where they now
all want to go on their own. The small municipality and the
great big ones having to spend their taxpayers' money for
thirteen different causes instead of under one great project
that would be symbolic of the area for Canada's Centennial.

Another is the matter of the fire
boat. While this is before Metro, they have carefully said
no, and yet you will note from my comments in other parts of
this brief that the Toronto Harbour serves the shipping through
the Toronto Harbour, from Metro and the rest of the Province,
much more than it does for the City.

City of Toronto Swimming Pools,

Hockey Rinks, Libraries, and Life Saving Service, are but a
few of the other services we provide for the whole area and
the cost borne by the Toronto taxpayers. You will find also,
on Page 3, losses of taxes through tax free properties that
Toronto bears the brunt on but Metro uses, such as the C.N.E.,
the hospitals, the University of Toronto, the Libraries, the
Toronto Harbour Commission, and the enormous increase in our
water costs (Page 22), which always had a million or more
dollars' surplus, at less than half the gallonage cost to our
taxpayers today, and Life Saving service for the whole
waterfront is supplied by Toronto at an estimated cost of
\$335,000 for 1964.

Ambulance service is another thing
that Toronto has the advantage of and supplies that service
to all of those who come in here daily from the area municipalities.

(Page 20) - The imbalance of area
municipalities - all but three get from the government a
contribution of 80% on bridges and 50% on road grants for
maintenance and construction and cleaning, as does Metro,
and yet the City of Toronto has to get by on 1/3 or 33 1/3%,

and yet our roads are used more by everyone else than we use theirs, and the greater share of the gas tax comes from the congested areas.

The health standards of our Health Department are far in excess of any of the other area municipalities and the centre core is being kept in the highest possible health standards because of the enormous efforts of this department of the City of Toronto, and again they serve everybody in the downtown area, although they live in the dormitory municipalities. This high standard of health services costs the city of Toronto taxpayers over \$3,000,000 in 1964, which is exclusive of erecting and maintaining offices.

The Per Capita Grants that are paid to Metro from the Province, with a condition attached that is an injustice to Toronto, although we pay 42% of all costs of Metro services, we receive only 35% of the grants as they are based on residential assessment. This costs our residential taxpayers one million dollars a year since 1956 or a total of \$6,000,000 (As shown on Page 21).

The Metropolitan Island Park is situated in the heart of Toronto and as such we are responsible for the services, which costs are well over and above the revenue from taxation. The services that are supplied on this Island costs the taxpayers of the city of Toronto, not shareable by Metro, over and above Toronto's share of the capital and current costs, \$171,449 for 1964. This is of course yearly (See page 25).

Public Housing has failed badly in the Metro area and a shining example of a ridiculous operation is shown in Regent Park South, a Metro housing project, which pays the City of Toronto \$25 per suite taxes. This creates an annual deficit of many thousands of dollars for the City of Toronto, which in 1964 is \$86,441, on Metro housing in the City of Toronto.

In addition to that, Toronto wrote down the land itself by nearly two million dollars. Our annual charges on this gift alone are \$128,000 in 1963. The whole debt will not be paid for until 1989. This is over and above the \$86,000 current deficit. (See Page 23 (a)).

A Youth Bureau is needed. It is important that we enter into immediately the operation of another department so essential to the area and which could only work on an amalgamated basis. It is useless to go on as we are doing today with thirteen municipalities trying to co-ordinate the youth effort. We are accomplishing absolutely nothing and the matter is getting worse. Some weekends there are more juveniles arrested than adults, and we are failing badly without an amalgamated effort in this regard.

Anything but Amalgamation would be nothing more than continuing with experiments.

Each hour brings new matters to light. I bring to your attention the matter of police pensions of the former City of Toronto Police Department which were not taken over when Metro took over the Police Department, which of course should have been done. It is an injustice to Toronto as well as to the pensioners. It is not any different than any other outstanding debt of debentures or otherwise. Everything should be considered on the same basis, not the variety of basis that Metro has worked out its inequitable past.

The most glaring example before Metro and Toronto these days is shown on the last exhibit which within the very last few days has come to light. I draw it to your attention to show you how impossible it is in the Metropolitan form to ever get streamlined administration (Exhibit No.28).

It is an exhibit of a letter from the Commissioner of Buildings, dated May 29, 1964, addressed to me, re "the Metro School Board Building on the west side of Clinton Street, north of College Street", dealing with a permit being issued right in the midst of the proposed alignment of the 400 Highway Extension, and which is self-explanatory. The last paragraph of the Commissioner's letter indicates this clearly. Whoever is right or wrong is not the point. While it has a bearing, the fact are that there are too many managers, or "too many Chiefs and not enough Indians", the taxpayers paying the bill because we have far too much power without being elected to answer the questions.

Thank you, Dr. Goldenberg, and I respectfully submit these factual experiences.

S & m Jan 22/1953

ot to the board's estimation for opinion. So rooted is sectionalism and local feeling in the 13 municipalities that the board felt immediate annexation of the whole area would produce political chaos.

Broadly speaking, the local municipalities would be left with no powers which would interfere with, or obstruct, the optimum development of the entire area - for the benefit of all residents.

The proposals were made to cover only an interim period during which the board recommends a nine-man Metropolitan Council be set up to administer its power. It would be made up of four members representing Toronto, four representing the suburbs, and a chairman appointed by the Lieutenant-Governor-in-Council. Members would be elected by the municipal councils for the interim period; by the electors, as soon as the system is in working order. Members would not be allowed to hold any other public office.

The actual structure and composition of the final Metropolitan

S & m Jan 22/1953

members comprising four members to represent the city, four members to represent the suburbs as a group, one member who should be the chairman or head of the council to be appointed by the Lieutenant-Governor-in-Council.

The metropolitan council will be a taxing authority and its members should therefore be elected, but, in the view of the board, there are serious objections to any plan for the direct election of the members who will constitute the first council.

"Although in the city well qualified leaders would probably be known throughout the municipality, the situation is much different in the suburbs, and it is doubtful whether the suburban electors could be expected to know the records and qualifications of candidates who do not reside in their municipality.

Moreover, the question whether the election of members should be an election at large or by wards or metropolitan electoral divisions is one which would seem to require further study and consideration before a final decision is made."

In addition to recommending the appointment of four members by the Toronto City Council, the board

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recommends the rest of York County to assist in maintaining county road systems outside the metropolitan district. Emergency and redevelopment planning should be turned over to the Metropolitan Council, the report said. The Council should also receive control of all industrial and residential development and an overall parks board and planning board should be established.

PUBLIC HOUSING

Powers of individual municipalities to subsidize emergency housing projects and redevelopment housing should be passed on to the metropolitan council.

The report stated that in the past the suburban municipalities had been reluctant to make use of these powers and had contended at the board hearing that any type of subsidized or publicly assisted housing should not be considered a proper function of municipal government. In making plans for the outward extension of municipal services to meet the needs of urban expansion,

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the Municipal Board advised the first Metropolitan Council be made up of four appointed members from the city, four from the suburbs with a chairman named by the province. Substantial annual salaries are recommended for the councillors who will be expected to devote their full time to governing the metropolitan area.

The report recognized the need for having the councillors elected, but emphasized initial difficulties would override this need. It underlines the necessity of flexibility of the boundaries of the metropolitan area and suggested machinery for extending the area when it becomes desirable to do so.

PROPOSED CONSTITUTION OF METROPOLITAN COUNCIL

In the opinion of the board, it was not essential that the members

Globe Mail
Jan. 22, 1953

"I favor heartily the proposal for uniform assessment; The proposal that hospital deficits should be spread over the whole area is one that will benefit Toronto particularly, because we have been subsidizing the care of a lot of indigent patients who are not our citizens."

The mayor endorsed enthusiastically the suggestion that the cost of building and maintaining major traffic arteries should be an area responsibility.

"I would like to point out, in all kindness, that the residents

111

the
talk
read

FUNDAMENTAL PRINCIPLES OF THE PROPOSAL

The basic problem to be solved in the metropolitan area is indicated in the contrast between the social and economic unity of the area on the one hand, and the illogical and inequitable but extremely rigid divisions of political jurisdiction and available tax resources on the other:

It is the opinion of the board that the most promising avenue of approach to a solution is indicated in the political history of the nation, and that many of the fundamental principles so wisely applied in Confederation can be profitably adapted

Globe Mail Jan. 22, 1953

road system beyond the limits of the metropolitan area.

Responsibility of Toronto under existing legislation for 25 per cent of the cost of construction and maintenance of suburban roads should, in future, be considered the responsibility of the entire metropolitan area.

The board suggests that if the metropolitan government is made responsible for metropolitan highways as suggested, serious consideration should be given the question of provincial aid by way of subsidy. Under present legislation the province contributes 50 per cent of the cost of county and suburban roads, but only one-third of the cost of major streets within a city.

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Tax-Exempt Assessment

Making in-lieu payments equal to

Full realty and business taxes:

Hydro-Electric Power Comm'n. of Ontario	\$ 7,170,422	
Provincial Agencies	<u>4,613,549</u>	\$ 11,783,971
Full realty taxes:		
Crown-Canada	\$24,514,305	
Federal Agencies	<u>1,531,225</u>	26,045,530
Partial Realty taxes:		
Crown-Ontario		<u>34,729,690</u>

\$ 72,559,191

Municipal holdings

City of Toronto	\$ 64,404,333	
" " " - C.N.E.	13,654,430	
Tax-supported School Boards	69,765,580	
Public Library Board	2,113,714	
Metropolitan Toronto	27,626,475	
Other Municipalities	21,677	
T.T.C. (subways & structures)	<u>12,777,961</u>	190,364,170

Others

Toronto Harbour Commissioners	\$ 28,850,176	
Provincial Institutions	3,289,032	
Universities	56,902,824	
Independent Educational Institutions	4,235,022	
Service and Welfare Agencies	3,270,323	
Recreational Agencies	3,141,634	
Cultural Institutions	2,741,155	
Burial Grounds	5,432,677	
Hospitals	48,834,943	
Churches & Other Religious Institutions	43,891,541	
Sundry Non-profit Organizations	2,505,015	
Foreign Governments	<u>595,320</u>	<u>203,689,662</u>

\$466,613,023

ANALYSIS OF EXEMPT PROPERTIES

1963 ASSESSMENT FOR 1964 REALTY TAXES

CLASS	NUMBER OF ACCOUNTS	ASSESSMENT LAND	ASSESSMENT BUILDINGS	TOTAL EXEMPTION
CROWN PROPERTIES - CANADA	42	6,063,092	18,451,213	24,514,305
FEDERAL AGENCIES	5	402,400	1,128,825	1,531,225
CROWN PROPERTIES - ONTARIO	79	13,560,153	21,169,537	34,729,690
PROVINCIAL AGENCIES	19	1,507,084	3,106,465	4,613,549
PROVINCIAL INSTITUTIONS	24	482,970	2,806,062	3,289,032
ONTARIO HYDRO ELECTRIC POWER COMMISSION	58	3,118,807	4,051,615	7,170,422
CITY PROPERTIES AND PARKLANDS	854	47,172,358	17,231,975	64,404,333
CANADIAN NATIONAL EXHIBITION GROUNDS	13	1,190,230	12,464,200	13,654,430
TORONTO LIBRARY BOARD	17	766,674	1,347,040	2,113,714
TORONTO HARBOUR COMMISSIONERS	174	16,922,369	11,927,807	28,850,176
BOARD OF EDUCATION AND SEPARATE SCHOOLS	169	13,860,935	55,904,645	69,765,580
METRO PROPERTIES AND PARKLANDS	624	15,261,759	12,364,716	27,626,475
T T C SUBWAY SUBSTRUCTURES	32	281,425	12,496,536	12,777,961
OTHER MUNICIPALITIES	8	21,677	21,677	21,677
UNIVERSITIES	178	24,134,624	32,768,200	56,902,824
INDEPENDENT EDUCATIONAL INSTITUTIONS	28	1,084,489	3,150,533	4,235,022
SERVICE AND WELFARE AGENCIES	57	1,158,227	2,112,096	3,270,323
RECREATIONAL AGENCIES	22	749,363	2,392,271	3,141,634
CULTURAL INSTITUTIONS	6	1,576,955	1,164,200	2,741,155
BURIAL GROUNDS	9	5,110,327	322,350	5,432,677
HOSPITALS	45	8,462,987	40,371,956	48,834,943
CHURCHES AND OTHER RELIGIOUS INSTITUTIONS	580	13,201,400	30,690,141	43,891,541
SUNDRY NON-PROFIT ORGANIZATIONS	13	1,472,005	1,033,010	2,505,015
FOREIGN GOVERNMENTS	4	253,235	342,085	595,320
GRAND TOTAL	3,060	177,815,545	288,797,478	466,613,023

TAXABLE BUILDING ASSESSMENT

	<u>1954</u>	<u>1963</u>	<u>INCREASE</u>	<u>% INCREASE</u>
Toronto	880,261,293	1,086,759,526	206,498,233	23.46 %
North York	148,204,060	470,754,997	322,550,937	217.64 %
York Township	113,932,490	160,738,893	46,806,403	41.08 %
Etobicoke	98,111,800	319,407,413	221,295,613	225.55 %
Scarboro	77,041,774	298,605,498	221,563,724	287.59 %
East York	66,385,535	91,980,795	25,595,260	38.56 %
Forest Hill	36,802,580	53,914,236	17,111,656	46.50 %
Leaside	31,972,096	49,984,914	18,012,818	56.34 %
New Toronto	18,178,750	26,766,817	8,588,067	47.24 %
Mimico	13,947,860	25,818,715	11,870,855	85.11 %
Swansea	12,529,267	16,621,244	4,091,977	32.66 %
Weston	11,146,275	16,017,358	4,871,083	43.70 %
Long Branch	7,849,828	13,410,588	5,560,760	70.84 %
Metro	1,516,363,608	2,630,780,994	1,114,417,386	73.49 %

TAXABLE ASSESSMENT

	<u>Estimated 1964</u>	<u>Revised 1964</u>	<u>Increase</u>
Toronto	1,925,500,000	1,901,759,225	23,740,775
North York	787,500,000	714,905,278	72,594,722
York	229,500,000	226,521,142	2,978,858
Etobicoke	539,000,000	498,060,899	40,939,101
Scarborough	480,000,000	447,931,910	32,068,090
East York	127,600,000	127,248,112	351,888
Forest Hill	73,500,000	71,619,921	1,880,079
Leaside	77,050,000	76,309,938	740,062
New Toronto	43,950,000	43,770,097	179,903
Mimico	35,550,000	35,013,924	536,076
Swansea	23,575,000	23,359,454	215,546
Weston	26,750,000	25,708,061	1,041,939
Long Branch	20,800,000	19,881,541	918,459
Metro	4,390,275,000	4,212,089,502	178,185,498

Assessments of Industries

PAYMENTS IN LIEU OF TAXES INCLUDED IN METRO LEVY

	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1959</u>	<u>1960</u>
Dominion Government	45,569,752	45,500,977	47,367,968	40,936,777	38,875,302
C.B.C.	1,513,625	1,518,592	1,518,592	1,518,592	1,485,203
Provincial Government	26,848,801	26,122,021	24,364,247	22,931,741	20,211,248
H.E.P.C.	30,336,001	27,752,050	27,262,962	25,013,680	23,455,754
Prov. Crown Agencies	10,130,790	9,443,365	9,543,415	8,674,220	8,580,525
C.H. & M. C.	371,282	348,502	316,064	305,639	226,980
U. of T.	378,750	561,567	633,399	679,441	555,742

Very little if any in other area
municipalities on this basis.

METRO LEVY

	<u>General Purposes</u>	<u>School Purposes</u>	<u>Total Levy</u>	<u>% City's Share</u>	<u>Increase Over Preceding Year</u>
1964	31,868,512	27,963,231	59,831,743	44.95	7,426,313
1963	27,810,202	24,595,228	52,405,430	46.36	3,003,356
1962	25,352,100	24,049,974	49,402,074	47.91	5,708,860
1961	23,291,839	20,401,375	43,693,214	48.87	1,068,661
1960	22,745,777	19,878,776	42,624,553	50.02	2,506,230
1959	20,383,062	19,735,261	40,118,323	51.78	2,625,429
1958	19,862,228	17,630,666	37,492,894	53.42	3,138,669
1957	18,365,784	15,988,441	34,354,225	54.54	10,095,815
1956	9,853,650	14,404,760	24,258,410	54.55	3,350,901
1955	7,705,193	13,202,316	20,907,509	58.02	(d) 693,996
1954	7,089,921	14,511,584	21,601,505	61.82	9

Total Increase since 1954 - \$38,230,238 or 177.0%

(d) is decrease

SUMMARY BY FUNCTION

GAIN OR (LOSS) FROM DISTRIBUTING NET CURRENT EXPENDITURES OF AREA MUNICIPALITIES
IN METROPOLITAN TORONTO IN 1959 IN ACCORDANCE WITH METROPOLITAN ASSESSMENT

	Toronto	Lesside	New Toronto	Minico	Forest hill	Long Branch	Swansea	North York	Scarborough	Etobicoke	East York
	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)	(<u>\$</u>)
<u>Gain or (Loss) in Dollars</u>											
General Government	2,376,272	(175,563)	(34,825)	(94,796)	(12,330)	(128,132)	20,068	(14,872)	(1,122,065)	(150,111)	(221,100)
Protection of Persons and Property	1,329,074	{ 66,337}	{ 45,276}	{ 28,265}	{ 8,338}	{ 14,658}	{ 3,354}	{ 2,968}	{ 627,944}	{ 13,676}	{ 33,586}
Public Works	(3,436,354)	{ 61,537}	{ 19,544}	{ 21,020}	{ 59,758}	{ 105,317}	{ 14,038}	{ 1,051}	{ 1,919,230}	{ 1,103,422}	{ 263,013}
Sanitation and Waste Removal	277,544	(161,036)	45,747	(54,596)	(23,537)	(177,638)	(7,382)	(23,741)	(324,355)	(424,514)	(212,592)
Conservation of Health	675,583	(51,356)	(24,005)	(33,619)	(5,780)	(47,459)	(15,767)	(11,796)	(175,284)	(96,662)	(11,590)
Public Welfare	1,363,671	(61,766)	(13,356)	(29,519)	(5,556)	(56,662)	(9,836)	(19,049)	(335,540)	(235,472)	(88,038)
Recreation and Community Services	655,433	(42,417)	(14,115)	(53,492)	(9,435)	(96,663)	9,855	(12,450)	(1,560)	(193,514)	(233,489)
Debt Charges	501,376	(21,561)	(51,676)	(60,124)	(32,224)	(55,540)	(10,433)	(149,563)	(495,661)	(370,377)	(61,575)
Other	(433,393)	(15,629)	(47,395)	(63,335)	(20,433)	(31,379)	(1,333)	(53,465)	(96,253)	(123,376)	(355,055)
Total, General Purposes	3,277,956	(614,530)	(75,073)	(311,546)	(51,517)	(229,502)	33,143	(37,357)	(1,531,323)	482,252	(957,941)
Public School Education	337,263	(186,266)	(7C,757)	(118,537)	(55,711)	6712	(48,793)	(72,491)	1,837,766	915,221	(742,633)
Secondary School Education	515,897	(89,360)	(11,513)	(17,346)	4,422	66,704	(7,450)	(17,335)	423,371	272,272	(137,953)
Separate School Education	25,080	(746)	(4,302)	(1,420)	(1,270)	(9,933)	(4,405)	35	14,344	1,265	17,521
Total, Education	(1,429,130)	(276,675)	(97,015)	(135,033)	(51,459)	(66,443)	(56,663)	(39,791)	1,475,641	1,133,758	(53,340)
Grand Total	1,347,766 ..	(891,259)	(162,883)	(446,609)	128	(163,059)	(23,515)	(127,642)	(56,137)	1,671,010	(1,370,941)
<u>Gain or (Loss) Per \$1,000 of Assessment</u>											
General Government	1.32	(2.77)	(1.34)	(2.13)	(.53)	(2.07)	.16	(.70)	(2.25)	(.45)	(.62)
Protection of Persons and Property	.74	(1.04)	(1.73)	(.71)	(.42)	(.67)	.19	.14	(1.25)	(.04)	(1.17)
Public Works	(1.91)	(.97)	.74	(.53)	2.79	(1.76)	.32	.04	3.31	.73	(.40)
Sanitation and Waste Removal	.15	(2.54)	1.79	(1.37)	(1.10)	(2.87)	.46	(1.12)	(.65)	1.28	(.46)
Conservation of Health	.33	(.81)	(.92)	(.74)	(.41)	(.76)	.91	(.70)	(.35)	(.24)	(.53)
Public Welfare	.75	(1.02)	(.72)	(.74)	(.77)	(.95)	.57	.90	(.77)	.71	(.80)
Recreation and Community Services	.35	(.67)	(.54)	(1.59)	(.44)	(1.56)	.57	(.59)	(.60)	(.64)	(.37)
Debt Charges	.27	(.33)	(1.93)	(1.51)	1.55	1.01	3.21	(.50)	(1.94)	(1.40)	.22
Other	(.25)	(.23)	1.83	1.61	.95	2.41	(.07)	2.55	(3.77)	.98	.29
Total, General Purposes	1.92	(9.67)	(2.87)	(7.81)	2.41	(3.70)	1.92	(1.78)	(1.45)	(2.64)	(.24)
Public School Education	(.53)	(3.10)	(3.12)	(3.09)	(2.72)	.01	(3.13)	(3.56)	2.22	2.97	(2.19)
Secondary School Education	(.29)	(1.42)	(1.44)	(1.45)	.21	1.07	.44	(.32)	.95	.82	.19
Separate School Education	(.32)	(4.52)	(3.56)	(3.54)	(2.51)	1.08	(4.38)	(3.57)	.48	.05	(.31)
Total, Public and Secondary School Education	(.56)	(1.65)	(1.85)	(1.49)	(.09)	.67	(.78)	(1.33)	3.07	3.79	(.05)
Total, Separate and Secondary School Education	1.00	(14.19)	(6.43)	(11.35)	(.10)	(2.52)	(1.65)	(6.16)	.37	.30	.19
Grand Total, Separate School Education	1.24	(11.32)	(4.72)	(7.32)	2.32	(3.03)	1.24	(2.56)	5.24	(5.35)	(.34)
Grand Total, Separate School Supporters	1.24	(11.32)	(4.72)	(7.32)	2.32	(3.03)	1.24	(2.56)	(1.74)	2.32	(2.34)

Narrative

The figures used in this statement, and in the compilation of parts of others, were obtained from the Auditors' Reports on file with the Department of Municipal Affairs or the Reports of Municipal Statistics prepared annually by that Department. The important assistance thus provided is gratefully acknowledged.

The source figures have been amended or adjusted in two respects, viz.:

1. Tax-equivalent charges against municipal utilities have been eliminated. Such charges are not proper tax levies.
2. In the Townships of Scarborough, East York, North York and Etobicoke the costs of certain services are not raised by levy over the entire assessment but, rather, from improvement areas only. These situations created a problem which was resolved by deeming such costs to have been municipal-wide for both the "Actual" and "Amalgamated" sections. This treatment, while being consistent, has, however, caused some distortion, of a minor nature, in the indicated actual mill rate for general purpose requirements of these municipalities.

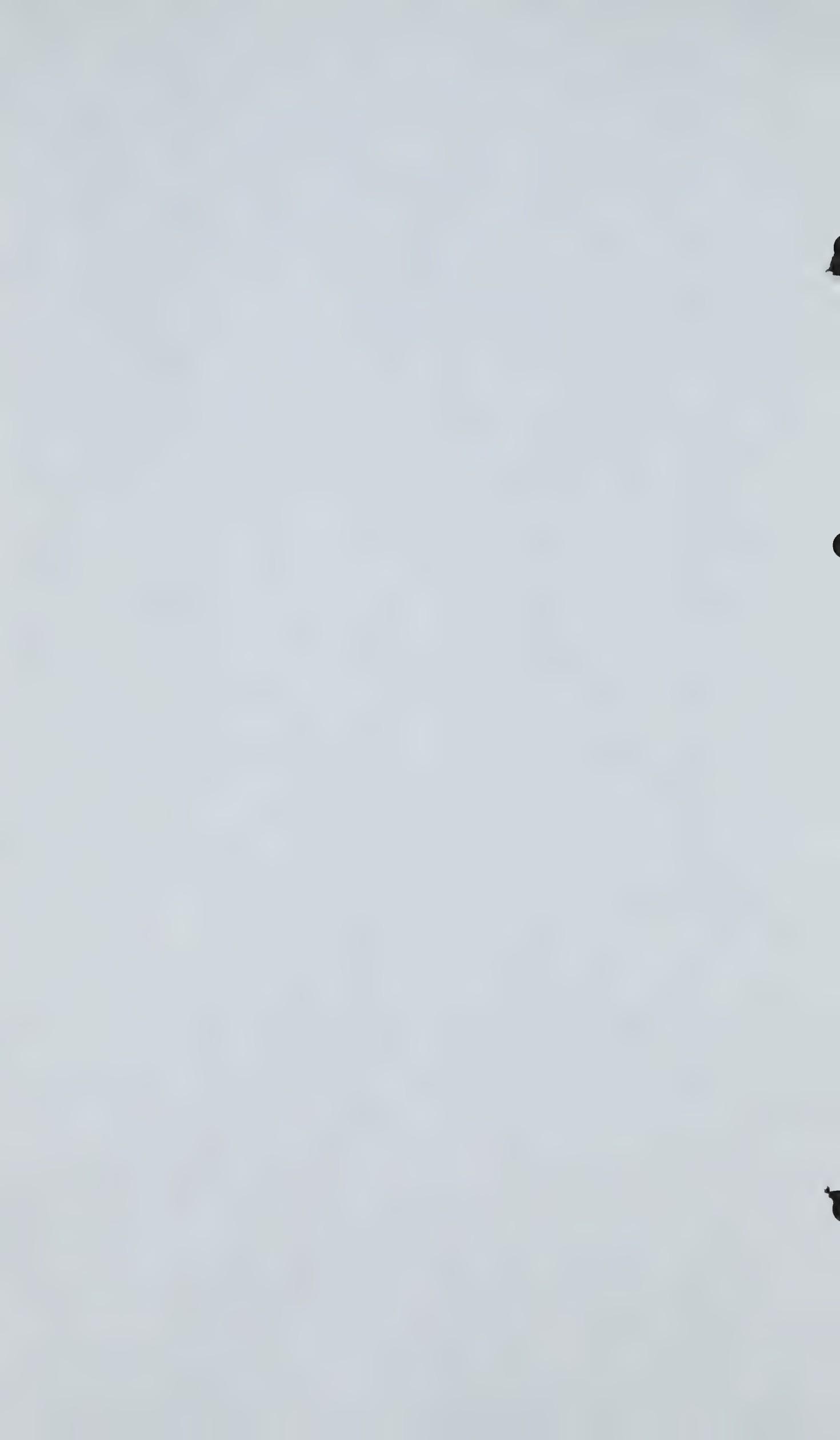
The size of this statement has been dictated by the need for showing all aspects of this important part of the total problem. As has been evident from analyses made in former years it will be seen that two municipalities - the City of Toronto and the Township of Scarborough - are heavily taxed compared to the other sub-average eleven. Two diametrically opposed sets of circumstances bring about this situation. In the City's case it has had to meet, from the outset of the metropolitan form of government and despite its mammoth contributions of its capital assets and credit rating, a major portion of the current costs of supplying extended services to the suburban municipalities. Scarborough Township is afflicted, as it was prior to 1954, with an unbalanced and uneconomic assessment base which even the metropolitan form of redistribution of costs has been unsuccessful in overcoming. Did no other reasons exist, this fact alone should be sufficient to rule out any thought of a borough system that would have Scarborough, by itself, as one of the boroughs.

It will be noted that the elimination of the partial exemptions presently in force in the City of Toronto and the Town of New Toronto would not, per se, materially affect the end result nor alter the basic conclusions to be drawn. All commercial rate taxpayers would gain from such elimination but not, of course, all homeowners.

Finally, all the indicated change between residential and commercial taxpayers, in moving from the actual to an amalgamated position, is not solely attributable to such transition but is due, to an undetermined degree, to the improper division of tax responsibility between these groups under the "Actual" situation. It should also be recognized that each succeeding year will have its own legislative changes and local policy amendments to refine further the figures here presented. These revisions can operate to either close or further widen the disparities shown.

Comparison of Mill Rates and Tax Levies for 1966
of the Metropolitan Toronto Area Municipalities

Commercial		Total Tax Levy \$	Toronto Mill Rate \$	Toronto Tax Levy \$	Leaside Mill Rate \$	Leaside Tax Levy \$	Mimico Mill Rate \$	Mimico Tax Levy \$	New Toronto Mill Rate \$	New Toronto Tax Levy \$	Weston Mill Rate \$	Weston Tax Levy \$	Forest Hill Mill Rate \$	Forest Hill Tax Levy \$
Actual		62,677,007	40.20	42,200,545	24.90	856,900	31.6902	236,322	30.000	885,357	36.303	377,733	28.919	181,748
General Purposes		30,643,919	18.95-	19,465,388	14.78-	490,576	16.0277	108,441	15.387	451,412	15.373	157,396	17,300	107,032
Public Schools		16,104,441	9.10	9,552,860	7.70	264,985	7.7110	57,503	7.787	229,209	7.170	74,604	11,200	70,311
Secondary Schools		109,625,367	68.25	71,218,793	47.38	1,612,461	55.4289	402,266	53.174	1,566,578	58.846	609,733	57.419	358,891
Amalgamated - allowing partial exemptions		59,885,633	35.4474	37,211,432		1,219,875		264,340		1,046,120		368,831		222,532
General Purposes		30,708,994	18.6624	19,170,032		619,440		126,267		547,503		192,074		115,461
Public Schools		16,631,318	9.8444	10,334,285		338,781		73,412		290,526		102,431		61,801
Secondary Schools		107,225,945	63.9542	66,715,749	63.9542	2,178,096	63.9542	464,019	63.9542	1,884,149	63.9542	662,336	63.9542	399,794
Amalgamated - disallowing partial exemptions		59,147,186	35.0103	36,752,579		1,204,833		261,080		1,033,220		364,283		219,788
General Purposes		30,708,994	18.6624	19,170,032		619,440		126,267		547,503		191,074		115,461
Public Schools		16,631,318	9.8444	10,334,285		338,781		73,412		290,526		102,431		61,801
Secondary Schools		106,487,498	63.5171	66,250,896	63.5171	2,163,054	63.5171	460,759	63.5171	1,871,249	63.5171	657,788	63.5171	397,050
Residential														
Actual		69,083,213	35.750	26,861,706	20.85	864,820	27.8642	719,364	27.100	334,100	32.494	458,733	25.000	1,575,897
General Purposes		34,912,004	17.055-	11,978,584	14.14-	550,052	14.4248	311,736	13.550	161,559	13.836	181,381	15.600	945,022
Public Schools		23,365,756	9.100	7,252,804	7.70	319,382	7.7110	199,094	7.787	105,183	7.170	101,295	11,200	706,002
Secondary Schools		127,360,973	61.905	46,093,994	42.69	1,731,254	50.0000	1,230,214	48.737	600,842	53.500	744,509	51.300	3,226,921
Amalgamated - allowing partial exemptions		71,874,387	31.6558	23,701,899		1,313,025		817,274		399,266		446,519		1,995,451
General Purposes		34,846,929	16.7962	11,796,790		653,379		362,985		195,926		223,829		1,017,485
Public Schools		22,836,879	9.8444	7,846,084		408,227		254,157		132,973		139,215		620,549
Secondary Schools		129,280,295	58.2964	43,344,773	58.2964	2,374,731	58.2964	1,434,416	58.2964	719,165	58.2964	609,563	58.2964	3,633,185
Amalgamated - disallowing partial exemptions		72,613,034	31.2994	24,946,050		1,298,243		808,073		422,526		441,492		1,972,985
General Purposes		34,846,929	16.7962	11,796,790		653,379		362,985		195,926		223,829		1,017,485
Public Schools		22,838,879	9.8444	7,846,084		408,227		254,157		132,973		139,215		620,549
Secondary Schools		130,298,812	57.9400	44,1563,924	57.9400	2,359,929	57.9400	1,425,215	57.9400	751,625	57.9400	804,536	57.9400	3,611,019
Summary														
1. Actual		236,786,340		117,311,887		2,346,715		1,632,480		2,167,420		1,354,242		3,585,812
2. Amalgamated - with partial exemptions		236,786,340		110,060,522		4,552,827		1,898,435		2,603,314		1,471,899		4,033,279
3. Amalgamated - without partial exemptions		236,786,340		110,845,820		4,523,003		1,885,974		2,622,674		1,462,324		4,008,069
Increase, 2 minus 1 (D=decrease)	D	7,251,365		1,206,112		265,955		435,894		117,657		447,467		422,257
Increase, 3 minus 1 (D=decrease)	D	6,486,067		1,176,288		255,494		455,254		108,082				



Statement

Long Branch	Swansea	North York	Scarborough	Etobicoke	York	East York
Mill Rate	Mill Rate	Mill Rate	Mill Rate	Mill Rate	Mill Rate	Mill Rate
33.98	215,764	30.19	152,938	30.87	5,293,524	38.21
15.82	98,310	15.18	76,095	19.67	3,272,162	18.32
7.69	48,829	9.15	46,353	11.57	1,983,856	12.21
57.49	362,903	54.52	275,286	62.11	10,519,512	68.74
					7,639,921	56.49
					9,361,324	62.32
					3,998,871	62.02
						1,463,698
225,081		179,571		3,986,350		
115,973	93,552	3,104,545	2,006,507	5,937,143	2,304,572	847,779
62,509	49,870	1,687,972	1,107,081	3,023,856	1,162,160	432,624
63,9542	322,993	63.9542	10,870,524	1,647,185	640,021	235,444
				7,099,938	63.9542	1,515,847
222,305		177,256		3,937,195		
115,973	93,552	6,003,060	2,006,507	5,858,007	2,276,155	837,325
62,509	49,870	3,104,545	1,107,081	3,023,856	1,162,160	432,624
63,5171	400,787	63.5171	10,795,577	1,647,185	640,021	235,444
				7,020,783	63.5171	1,509,239
20.28	399,702	26.41	179,667	25.65	12,333,038	32.52
14.23	169,432	13.66	232,290	27.71	7,700,491	16.49
7.69	101,510	9.15	166,185	11.57	5,562,605	12.21
52.20	670,644	49.22	878,142	54.93	25,596,134	61.22
				17,840,810	51.04	14,685,206
					57.36	8,702,756
						56.23
						5,357,147
417,863		574,943		9,189,824		
199,967	285,622	15,219,421	4,521,492	9,379,794	5,007,458	3,120,840
122,948	173,797	7,303,161	4,431,341	4,133,836	2,500,341	1,682,826
58.2964	1,059,362	58.2964	2,251,166	4,499,606	1,483,774	946,620
			16,952,491	2,774,859	9.38	
				16,796,346	58.2964	8,878,529
						58.2964
413,158		568,470		9,382,992		
199,987	285,622	15,048,071	4,511,491	9,274,190	4,951,081	3,085,703
122,948	173,797	7,303,161	4,499,506	4,499,506	2,315,842	1,482,826
57.9400	1,052,889	57.9400	2,951,166	2,916,916	1,557,229	970,524
			16,845,649	57.9400	16,690,742	57.9400
					8,822,152	57.9400
1,033,547		1,153,538		36,145,676		
				25,480,731		
1,151,361	1,362,355	38,126,070	24,046,530	24,046,530	12,701,627	6,826,145
1,143,880	1,353,667	37,879,773	24,052,429	27,398,530	12,985,282	7,090,037
117,814	208,827	23,896,432	27,219,790		12,900,488	7,044,446
110,333	200,139	1,980,394	D 1,428,302	3,352,000	283,655	263,892
		1,734,097	D 1,584,299	3,173,260	198,861	218,301

	TAXABLE ASSESSMENT INCLUDING PAYMENTS IN LIEU OF TAXES AND PERCENTAGE INCREASES	1954	1955	%	1956	%	1957	%	1958	%	1959	%	1960
TORONTO	1,531,775,086	1,571,760,768	2.61	1,612,269,344	2.58	1,689,977,883	4.82	1,743,882,188	3.19	1,802,622,967	3.37		
NORTH YORK	209,923,197	265,653,626	26.55	347,337,524	30.75	403,954,797	16.30	442,682,205	9.59	498,966,680	12.71		
YORK	159,112,048	169,685,328	6.65	182,540,076	7.58	188,704,606	3.38	196,711,665	4.24	206,290,474	4.87		
ETOBICOKE	156,090,357	201,176,852	28.88	251,751,520	25.14	295,483,854	17.37	326,731,588	10.58	362,574,058	10.97		
SCARBOROUGH	131,010,444	177,066,310	35.15	227,218,673	28.32	265,396,108	16.80	288,111,232	8.56	332,505,767	15.41		
EAST YORK	93,880,557	99,707,127	6.21	103,233,681	3.54	105,186,046	1.89	107,254,426	1.97	109,615,118	2.20		
FOREST HILL	49,731,596	54,924,980	10.44	56,867,888	3.54	58,584,060	3.02	59,734,418	1.96	61,996,988	3.79		
LEASIDE	49,717,644	59,577,211	19.83	60,744,985	1.96	61,722,568	1.61	61,634,127	.14	63,537,827	3.09		
NEW TORONTO	28,967,780	34,232,269	18.17	34,829,296	1.74	35,420,782	1.70	36,670,192	3.53	39,887,037	8.77		
MIMICO	18,981,850	20,585,075	8.45	22,032,099	7.03	23,123,132	4.95	24,012,897	3.85	26,128,806	8.81		
SWANSEA	17,314,431	18,467,367	6.66	18,974,675	2.75	19,658,123	3.60	20,360,771	3.57	21,211,144	4.18		
WESTON	16,415,860	18,613,383	13.39	19,329,360	3.85	19,947,501	3.20	20,320,999	1.87	21,386,569	5.24		
LONG BRANCH	11,775,915	13,696,258	16.31	15,067,247	10.01	15,963,390	5.95	17,003,771	6.52	17,284,323	1.65		
<u>TOTALS</u>	<u>2,474,696,765</u>	<u>2,705,146,554</u>	<u>9.31</u>	<u>2,952,196,368</u>	<u>9.13</u>	<u>3,183,122,850</u>	<u>7.82</u>	<u>3,345,110,479</u>	<u>5.09</u>	<u>3,564,007,758</u>	<u>6.54</u>		

TAXABLE ASSESSMENT INCLUDING PAYMENTS IN LIEU OF TAXES AND PERCENTAGE INCREASES

	<u>1960</u>	<u>£</u>	<u>%</u>	<u>1961</u>	<u>£</u>	<u>%</u>	<u>1962</u>	<u>£</u>	<u>%</u>	<u>1963</u>	<u>£</u>	<u>%</u>	<u>10 YEAR INCREASE</u>	<u>% INCREASE</u>
TORONTO	1,850,993,173	2.68		1,898,294,179	2.56		1,952,168,414	2.84		1,964,225,183	.62		432,450,097	28.23
NORTH YORK	580,724,272	16.39		634,388,456	9.24		682,448,761	7.58		741,715,279	8.68		531,792,082	253.33
YORK	216,699,688	5.05		220,079,406	1.56		223,928,507	1.75		226,881,857	1.32		67,769,809	42.59
ETOBICOKE	399,085,273	10.07		434,246,542	8.81		473,766,953	9.10		514,458,604	8.59		358,368,247	229.59
SCARBOROUGH	368,099,069	10.71		396,799,014	7.80		426,125,231	7.39		455,403,265	6.87		324,392,821	247.61
EAST YORK	114,952,483	4.87		119,163,823	3.66		122,598,942	2.88		127,276,454	3.82		33,395,897	35.57
FOREST HILL	63,612,368	2.61		66,074,134	3.87		69,419,089	5.06		71,767,913	3.38		22,036,317	44.31
LEASIDE	66,142,596	4.10		70,717,641	6.92		76,751,022	8.53		77,374,780	.81		27,657,136	55.63
NEW TORONTO	42,036,182	5.39		42,787,166	1.79		43,505,046	1.68		43,890,154	.89		14,922,274	51.51
MIMICO	28,057,248	7.38		31,235,368	11.33		33,344,895	6.75		35,018,063	5.02		16,036,213	84.48
SWANSEA	22,564,014	6.38		23,061,000	2.20		23,264,721	.88		23,356,598	.40		6,042,167	34.90
WESTON	21,879,217	2.30		22,613,035	3.35		24,636,266	8.95		25,774,293	4.62		9,358,433	57.01
LONG BRANCH	17,787,587	2.91		18,133,466	1.95		19,554,399	7.84		19,868,849	1.61		8,092,934	68.73
<u>TOTALS</u>	<u>3,792,633,170</u>	<u>6.42</u>		<u>3,977,593,230</u>	<u>4.88</u>		<u>4,171,512,246</u>	<u>4.88</u>		<u>4,327,011,292</u>	<u>3.73</u>		<u>1,852,314,527</u>	<u>74.85</u>

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City of Toronto Brief to Provincial Government
re Cost of Education Borne by the City

In 1963, the tax rates in the thirteen Metro area municipalities, for all purposes and for educational purposes only, were as follows:

<u>Municipality</u>	T A X R A T E S			
	<u>Residential</u>	<u>Education</u>	<u>Commercial</u>	<u>Education</u>
	Total		Total	
Toronto	65.200	26.775	72.59	29.75
Scarborough	63.90	28.63	71.96	31.82
York	59.60	27.85	66.65	30.97
East York	58.00	27.75	64.84	30.83
Weston	56.405	23.29	62.835	25.88
North York	55.64	28.62	64.05	31.79
Long Branch	55.50	* 23.19	61.91	* 25.77
Mimico	54.0000	* 23.5096	60.5228	* 26.1219
Forest Hill	52.9	26.8	59.886	29.500
Etobicoke	52.70	25.19	60.00	27.98
New Toronto	51.7894	* 22.5190	57.152	* 25.022
Swansea	48.48	21.51	54.76	23.90
Leaside	46.43	22.78	53.18	25.30

* Lakeshore School Board

The per capita assessment of homes in these same municipalities serves to provide an index of the ability-to-pay of their occupants. These figures are:

*Uniform basis -
without partial
exemption.*

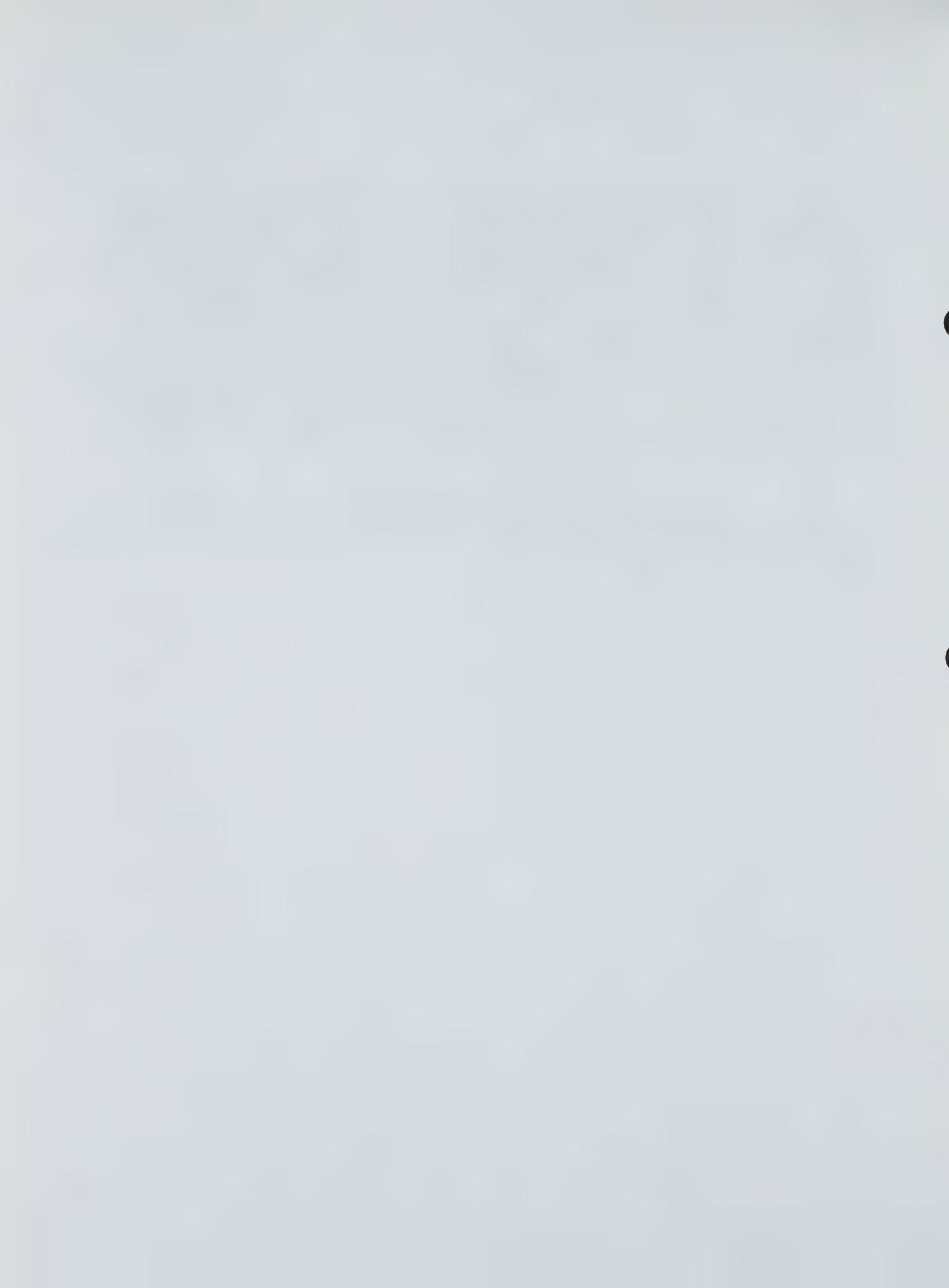
Forest Hill	\$3,156
Leaside	2,078
Swansea	1,936
Etobicoke	1,803
North York	1,801
Weston	1,545
Mimico	1,502
East York	1,406
Scarborough	1,347
York	1,250
Long Branch	1,185
New Toronto	1,148
Toronto	1,143

The City's taxable assessment for 1964 for secondary school purposes (which represents the total taxable assessment) is \$1,887,614,542. Tax-exempt assessment amounts to \$466,613,023, or 24.7% of the taxable figure. It is only the fact that this City has had such a favourable proportion of commercial-industrial assessment that it has been able to carry a burden of this stature. It has not been sufficient, however, to blot up the extra financial obligations imposed by the creation of the Metropolitan form of government, particularly in the field of education.



* The annexed statement shows that the taxpayers of Toronto, having the highest tax rate and the lowest per capita residential assessment in the whole area, have been called upon, up to 1962, to contribute \$31,768,000, in excess of benefits received, to the support of education in some of the area municipalities, each of which is better off, tax-wise. The 1963 figure has added \$6,745,000 to this total. Of recent date, the decision of the Metropolitan School Board to increase further its Maintenance Assistance Payments can raise the City's enforced annual generosity to close to the \$10,000,000 mark. That this decision was supported by a few Trustees of the Toronto Board of Education indicates the power that even one person has to commit 650,000 fellow residents to a monumental expense entirely beyond the wishes or control of either his colleagues or Council.

It is the deep conviction of this Council that the need for a form of control by the tax levying authority over such extraordinary situations becomes more obvious every day and is, in fact, considerably overdue.



Statement

Narrative

This statement is a consolidation of figures prepared annually by the Metropolitan Toronto Board of Education, based upon certain assumptions relative to distribution of Provincial grants.

Each local school board has its own policies and sets its own standards of education. The Metropolitan Board has attempted to bring about something of a cost standardization in the face of this jig-saw puzzle set-up. This objective, admirable in theory, has been the means, more than any other single factor, in causing the City of Toronto to have the highest tax rate of all the thirteen Metro municipalities. It cannot be emphasized too strongly, nor repeated too often, that it is upon the homeowners of this City, whose homes average the poorest in the entire area, and the small shopkeeper, that this excessive burden falls most heavily and unfairly.

It is submitted that, until the tax rates of the other area municipalities equal or surpass the City rate, they are financially more able to meet their own educational obligations than are Toronto residents. Yet a proposal, in 1964, to increase further these "equalization" payments, can raise the City's annual subsidization payments to some \$10,000,000.00. The education of suburban school children is not at stake, as has been alleged. It is only the unjustifiably preferred position of suburban taxpayers that is.

It is acknowledged that amalgamation may cost the City of Toronto taxpayers even more for education. The true equalization of all costs that amalgamation will bring will, however, lower the over-all burden upon these property owners and business men.

Statement

Disparity Between Local School Taxes Paid to, and Grants Received
on Account of Area Boards of Education by The Metropolitan Toronto
Board of Education and the Amounts Thereof Paid out to or on Behalf
of the Area Boards

	<u>Gain</u> \$	<u>Total</u> \$	<u>Loss</u> \$	<u>1955</u> \$	<u>1956</u> \$	<u>1957</u> \$	<u>1958</u> \$	<u>1959</u> \$	<u>1960</u> \$	<u>1961</u> \$	<u>1962</u> \$
East York	2,882,000			438,000	499,000	465,000	521,000	222,000	287,000	200,000	250,000
Etobicoke	1,485,000			(18,000)	5,000	161,000	36,000	275,000	22,000	551,000	453,000
Forest Hill		883,000		41,000	42,000	(3,000)	(36,000)	(196,000)	(194,000)	(227,000)	(310,000)
Lakeshore		50,000		73,000	97,000	75,000	61,000	(102,000)	(127,000)	(54,000)	(73,000)
Leaside		1,501,000		(46,000)	(36,000)	(80,000)	(127,000)	(244,000)	(262,000)	(293,000)	(413,000)
North York	6,045,000			367,000	406,000	912,000	657,000	491,000	324,000	1,272,000	1,616,000
Scarborough	10,115,000			93,000	347,000	940,000	1,413,000	1,040,000	1,486,000	2,089,000	2,707,000
Swansea		631,000		(24,000)	(56,000)	(59,000)	(23,000)	(98,000)	(92,000)	(141,000)	(138,000)
Toronto	31,768,000	(1,547,000)	(1,979,000)	(3,042,000)	(3,296,000)	(5,176,000)	(5,176,000)	(5,021,000)	(5,116,000)	(5,021,000)	(6,591,000)
Weston	820,000			114,000	128,000	121,000	142,000	88,000	86,000	73,000	68,000
York	4,188,000			509,000	547,000	510,000	652,000	438,000	503,000	510,000	519,000

Note: Brackets denote deficiency.

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F. E. WELLWOOD, B.A.Sc., M.R.I.C., P.Eng.
COMMISSIONER OF BUILDINGS



REPLY ATTENTION:

DIAL DIRECT

367-7501

DEPARTMENT OF BUILDINGS

465 BAY STREET, TORONTO 2, CANADA
ADDRESS ALL CORRESPONDENCE TO THE COMMISSIONER

January 30th, 1964

Controller Allan A. Lamport,
Room 208, City Hall.

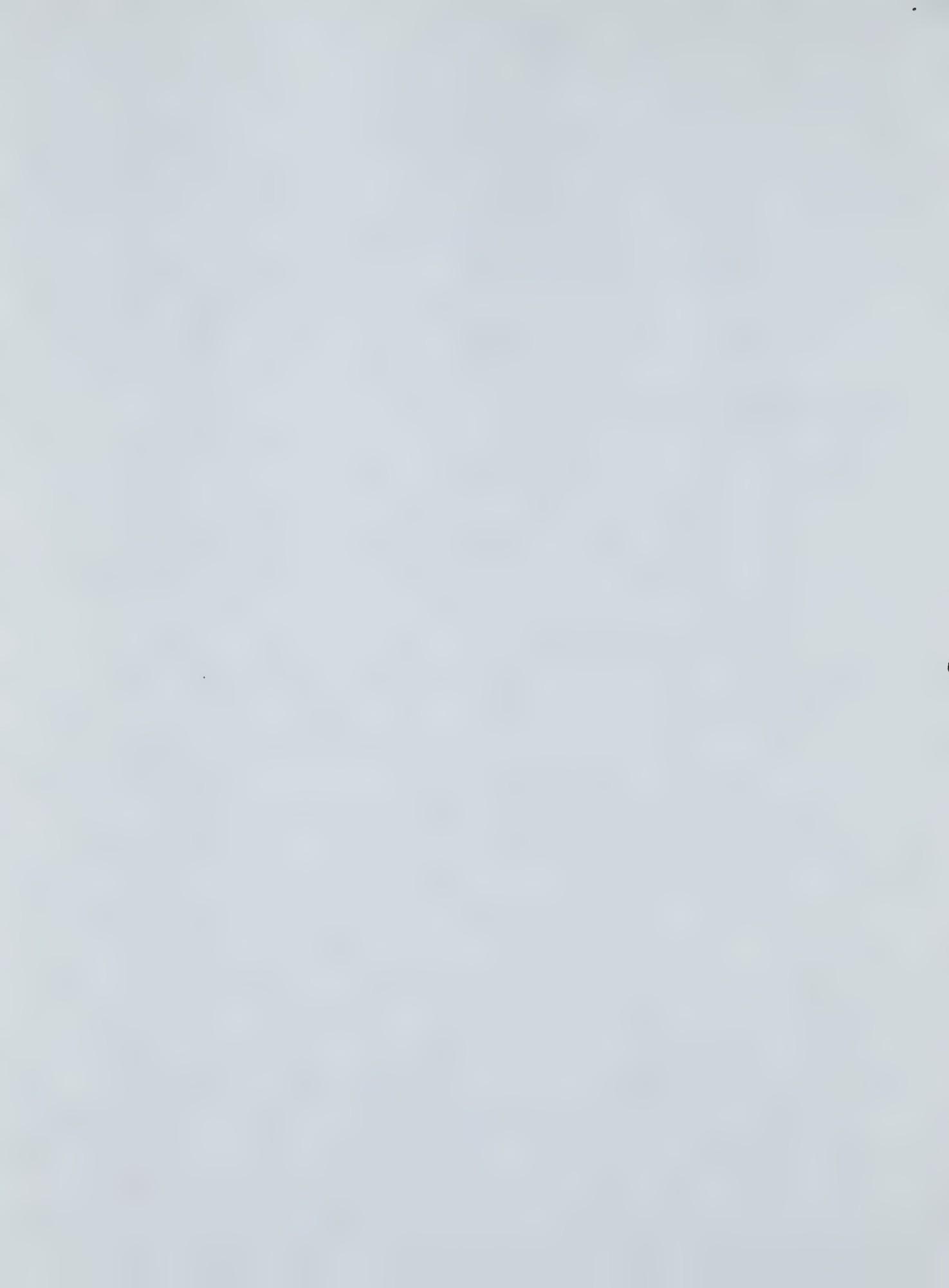
Dear Mr. Controller:

In compliance with your recent memorandum in which you request information as to the total number of Inspectors employed by our Department and the corresponding number in each of the other area municipalities, I advise as follows.

As you are already aware from our telephone conversation concerning the matter, it is difficult to make a direct comparison due to the different functions assigned to various Departments in the different municipalities. As an example, Toronto enforces a Heating By-law and a Standard of Housing By-law which condition does not apply to the other municipalities. Toronto also has appointed a Termite Control Inspector who is attached to this Department. Similarly Toronto has expanded the Dry Cleaning By-law to include a policing of the industry on matters concerning financial responsibility, bonding, etc. to provide against unscrupulous or irresponsible cleaning firms as a protection to the public.

This Department also enforces a variety of By-laws in addition to the Building By-law, Plumbing By-law and the Zoning By-law, such as the Nuisance By-law, Swimming Pool Fence By-law, Abandoned Refrigerators By-law, Fence By-law, University Avenue By-law, Civic Square By-law and a multitude of Restrictive By-laws still in effect with the passing of the Zoning By-law.

Information concerning staffing of the Department in North York Township is taken from their Annual Report. This information is not available from this source from other area municipalities but was obtained by telephone calls made by Mr. Page, Supervisor of Inspection, such conversations revolving around construction safety enforcement without giving other reasons for the enquiry.



Keeping in mind the different responsibilities of the various Departments who all seem to enforce building and plumbing by-laws with varying added responsibilities in different municipalities, the inspectional staffing is as follows:

Toronto

Chief Building Inspector	1
Various types of Buildings Inspectors	15
Specialized Building Inspectors (Steel, Concrete, Sign, etc.)	9
Construction Safety Inspector	4
Plumbing Inspectors	29
Dry Cleaning and Hazards Inspectors	11
Heating Inspectors	4
Housing Inspectors	10
Termite Inspectors	15
	1
In addition we have 4 Zoning Investigators and 1 Licensed Premises Investigator	26
	70
	4
	1

75

All of the 70 men designated as Inspectors are under Mr. Page who is Supervisor of Inspection. The Zoning Investigators and Licensed Premises Investigator are not attached to this Section.

North York

Building Inspection Section

Chief Buildings Inspector	1
Building Inspectors	11
Lot Inspector	1
Sign Inspector	1
Steel Inspector	1
Construction Safety Inspector	1
Trench Safety Inspector	1
	1
	17

Plumbing Section

Chief Plumbing Inspector	1
Plumbing Inspectors	8
	9

Controller Allan A. Lamport - page 3

Scarborough

Building Inspectors	10	
Plumbing Inspectors	8	
Steel Inspector	1	
Sign Inspector	1	20
	<u> </u>	

East York

Building Inspectors	2	
Plumbing Inspectors	2	
Zoning Inspector	1	5
	<u> </u>	

Etobicoke

Building Inspectors	8	
Safety Inspector	1	
Hazard Inspector	1	
Plumbing Inspector	7	17
	<u> </u>	

Forest Hill Village

Building Inspectors	2	2
	<u> </u>	

Town of Leaside

Plumbing Inspector	1	
Building Inspector	1	2
	<u> </u>	

Mimico

Building Inspector	1	1
	<u> </u>	

Long Branch

Building Inspectors	2	2
	<u> </u>	

New Toronto

Building Inspectors	2	2
	<u> </u>	

Swansea

Building Inspector	1	1
	<u> </u>	

Controller Allan A. Lamport - page 4

Weston

2 Inspectors who combine Building and
Plumbing Inspections

2

2

York Township

Building Inspectors
Plumbing Inspectors

4

2

6

In conclusion I would point out that for municipalities other than North York and Toronto, the information was obtained by telephone and I cannot therefore vouch for the accuracy of the information received.

St. Catharines
None of the information requested provides for clerical or examination staff and relates to inspectors only but it is my belief that in some of the smaller municipalities such as Mimico, the entire operation, including plan examination, is on a one-man basis.

Yours truly,

GE Wellwood

FEW:HF

Commissioner of Buildings

Fire Protection Tely Dec 3/62 Poor, Survey Shows

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But,
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suburban
fires
unless
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on for help.

While hardly any of Toronto's homes, factories or shops are more than half a mile from the nearest firehall, there are vast suburban areas where the average distance to a firehall is one to two miles. And, there are people who live three and four miles from fire protection.

Ironically, many suburban residents live closer to a city firehall than to one they're paying for. But, until the fire departments are amalgamated, Toronto firemen can't go to suburban fires unless called on for help.

AMALGAMATION

Last week, Toronto Alderman Fred Beavis said he'll introduce the amalgamation issue in Metro council.

Anti-amalgamationists argue that the move would cost the suburbs more money. Ald. Beavis does not agree. Toronto fire officials feel amalgamation would provide better protection at lower cost.

There's no doubt many suburban residents would benefit by amalgamation.

For example, Scarborough residents living in the southwest corner of the township are only a few blocks from Toronto's Woodbine firehall, but nearly two miles from a Scarborough station.

And the new Shopper's World plaza at Danforth and Victoria Park ave., is 11 blocks from Toronto's Main st. station, but a mile from an East York firehall.

TIME IMPORTANT

Recently, there was a fire on a suburban street a block from the city boundary line.

A citizen rang the city fire alarm box by mistake and the city firemen attended, had the fire out and were leaving when the suburban department arrived.

Granted, it was a small fire and only took minutes to extinguish but when it comes to fire fighting time is all-important and should as much as possible be on the firemen's side.

The distance factor is not bad in all suburbs.

Swansea, Forest Hill and the three lakeshore municipalities have fire halls strategically situated so most residents are nearly as close to fire protection as city residents are.

INADEQUATE

However, the adequacy of this protection is another matter.

Suburban councilors say their residents have nothing to worry about, but facts challenge their statements.

For instance, city firemen automatically attend all calls from East General Hospital in East York, Sunnybrook Hospital in North York, Bishop Strachan School in Forest Hill and from a number of other large institutions.

Reason for this is the suburbs do not have the equipment necessary to fight huge fires.

Some time ago, York Township called on Toronto to help extinguish a huge supermarket fire in which one fireman lost his life.

BALKED AT PAYING

Despite the fact the township, like other suburbs, had a working agreement with the city, York councilors balked at paying the bill afterwards.

It was paid and the working agreement still exists.

TORONTO'S FIRE BOAT

Cost of fully equipped fire boat \$682,000.

Minimum annual cost of crews plus operation \$73,800. or \$738,000 for
10 years.

Cost of Insurance for 10 years \$60,000. plus

Construction cost of new boathouse
and dormitory \$170,000.



SPECIAL SERVICES

73

ESTIMATES - 1964

PURPOSE	ESTIMATES - 1964		ACTUAL 1963	ESTIMATES 1963
	Approved by Board of Control	Requested		
TORONTO HARBOUR COMMISSIONERS				
Summary				
Life Saving Service.....	335,000	399,730	324,387	323,000
Reclamation Improvements.....	12,609	12,609	12,888	12,888
City's Liability on Guaranteed Bonds..	-	-	-	-
	<u>347,609</u>	<u>412,339</u>	<u>337,275</u>	<u>335,888</u>
Detail				
Life Saving Service				
Salaries and Wages.....	286,000	297,070	279,950	277,613
Permanent.....	185,275			
Motorboat crewmen.....	25,790			
Lifeguards - City beaches	54,885			
-Metro beaches	<u>20,050</u>			
Materials and Supplies.....	28,880	30,800	24,822	28,100
Maintenance - boats, engines, out- board motors.....	6,500	6,500	5,674	6,500
Maintenance - buildings and beaches.	9,600	9,600	9,910	11,450
Insurance - Fire, Marine, Public Liability and Workmen's Compensa- tion.....	8,920	8,920	8,666	7,500
Group Life Insurance.....	850	850	796	900
Medical Plan and Hospitalization Pre- miums - Employer's Share.....	2,550	2,550	2,517	2,500
Pension Contributions.....	10,005	10,005	9,032	9,700
Unemployment Insurance.....	850	850	796	1,000
Mechanical Equipment, Small Boats, etc.....	7,000	<u>8,740</u>	1,347	2,050
Less: Recoveries.....	<u>361,155</u>	<u>375,885</u>	<u>343,510</u>	<u>347,313</u>
	<u>26,155</u>	<u>26,155</u>	<u>19,123</u>	<u>24,313</u>
Special Items:				
Replacement of Patrol Boat for T.H.P. No. 2.....		50,000	-	-
	<u>335,000</u>	<u>349,730</u>	<u>324,387</u>	<u>323,000</u>
Reclamation Improvements				
Annual Charges at 6 per cent. on \$210,150 being the cost of work done from 1923 to 1939.....	<u>12,609</u>	<u>12,609</u>	<u>12,888</u>	<u>12,888</u>

NOTE: The agreement between the City and the Commissioners provides, in part, as follows: "That the City pay the Commissioners half-yearly for forty years from the date of the expenditures interest at the rate of six per cent. per annum on the amount expended by the Commissioners for the filling in or otherwise improving certain lands, to be enjoyed by the City as open spaces, parks, drives, etc. Upon payment of said interest for forty years, the City is to be entitled to the use and enjoyment of these lands, upon payment of the sum of \$1.00 per annum."



WHAT FINANCE HAS DONE

A saving of at least \$50 million in interest charges and the resolving of crises in transportation, water supply, sewage disposal and education services were the major achievements of Metro Toronto's first 10 years.

With its combined areawide credit rating, Metro was able to borrow at a lower cost than would have been the case if the local municipalities had continued to borrow separately.

But for all of Metro's achievements, it has not solved the problems of economic imbalance of resources between the local municipalities, and as a result there exists "a parochial defense of local self-interests to a point where Metro is beginning to show signs of paralysis in the discharge of certain key responsibilities.

3

Most area municipalities would never have got off the ground without Metro Bill 80, as they had formerly all but three or four been refinanced at as low as $\frac{1}{2}$ of 1% interest.

HARBOUR

The development of Toronto's harbour lands and port facilities has represented an outlay of millions of dollars. The taxpayers of this City have paid out in excess of \$20,000,000 in direct cash contributions. Some of these lands were sold by the Harbour Commissioners for the construction of the F. G. Gardiner Expressway, and the City, having paid once for them, had to pay a second time for nearly one-half of their sale price.

The Commissioners hold land and buildings for their purposes which are assessed for almost \$29,000,000. Taxes are not payable on these holdings and the City has to forego this revenue even though more than 60% of the port's business is conducted for non-City firms. Fire protection and life saving necessary for these facilities, for an ever-growing number of pleasure craft using the bay and for swimmers along its shore, are provided at the sole expense of the City even though a high percentage of these latter boats and the people come from beyond the City's boundaries.

The Island Airport, the sixth busiest in all Canada, was substantially constructed and is solely operated by City taxes. The Island Airport ferry alone, used by everyone in Metro, is the only aeroplane seaport any place within 100 miles of Metro, and paid for entirely by Toronto taxpayers, as was Malton before it was taken over by the Federal Government.

PART OF TORONTO USE
- Paid and Carried by
Toronto Taxpayers

The Secretary of the Board of Control advised the Board that Mr. E. B. Griffith, Q.C., General Manager of the Toronto Harbour Commissioners, had telephoned him advising that he had obtained a rough estimate, a sort of Gallup poll, as to the percentage of consignees who import through the Port of Toronto, such percentage being 30% City, 43% Metro and 27% out of the Metro area.



MEMORANDUM

From the
Medical Officer of Health

Date January 28, 1964.

To Controller Lamport

The authorized establishment for Health Inspectors in this Department is 48. At present there are seven vacancies. In addition, there are 12 Inspectors of senior grade having supervisory responsibilities, and there are seven untrained men employed in special inspection work concerning rodent control.

The Township of Scarborough has an authorized establishment for nine Inspectors, North York for fifteen, York for four, Etobicoke for seven, Forest Hill one: East York and Leaside together make up a Health Unit and three Inspectors are provided. These numbers include the supervising Inspectors. The other municipalities, Weston, Long Branch, New Toronto, Mimico and Swansea, have only part-time Inspectors who usually have some other duties in addition to inspection work for the Health Department.

I have no information about vacancies in the staffs of the area municipalities.


Medical Officer of Health.

ARJB/AS

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DPP

EXPENDITURES - DEPT. OF HEALTH - METRO AREA 1962.

Municipality	Population	Total Expenditure	Per Capita	Amount derived from Fed. or Prov. Health Grants or Equivalent.
Toronto	637,715	2,957,449.44	4.64	27,157.16
North York	274,688	545,279.00	1.99	2,000.00
Scarborough	226,076	393,108.28	1.74	41,747.71
Etobicoke	162,291	278,019.64	1.71	-
York	124,924	269,402.91	2.16	24,692.49
East York	70,057) 18,850)	246,001.57	2.76	95,287.00
Mimico	17,707	11,366.85	.64	-
Weston	9,651		1.84	-
New Toronto	11,844	12,251.52	1.04	-
Forest Hill	20,677	34,047.70	1.65	-
Long Branch	10,950	10,022.77	.92	-
Swansea	9,256	11,793.26	1.26	-

Maxima of Salary Scales - Metro Area - 1963.

(a) Health Inspectors

Toronto	5,829	
Scarborough	5,910	
East York)	5,500	Other municipalities
Leaside)		have no full time inspectors.
Etobicoke	5,325	
York	5,658	
Forest Hill	5,500	
North York	5,702	

(b) Public Health Nurses

Toronto	4,787	
Scarborough	5,695	
East York)	4,900	
Leaside)		
Etobicoke	4,835	
York	5,020	
North York	5,300	
Forest Hill	4,700	(only 3 nurses)
Swansea	5,200	(one nurse)
Long Branch	4,420	(one nurse) ?
Weston	4,600	(3 nurses)
New Toronto	-	no information
Mimico	-	no information

(Sgd.) A.R.J. Boyd
Medical Officer of Health
City of Toronto.



July 31, 1963.

SUBJECT:

Parking - Woodbine Park.

ORIGIN:

Commissioner of Parks and Recreation.

COMMENTS:

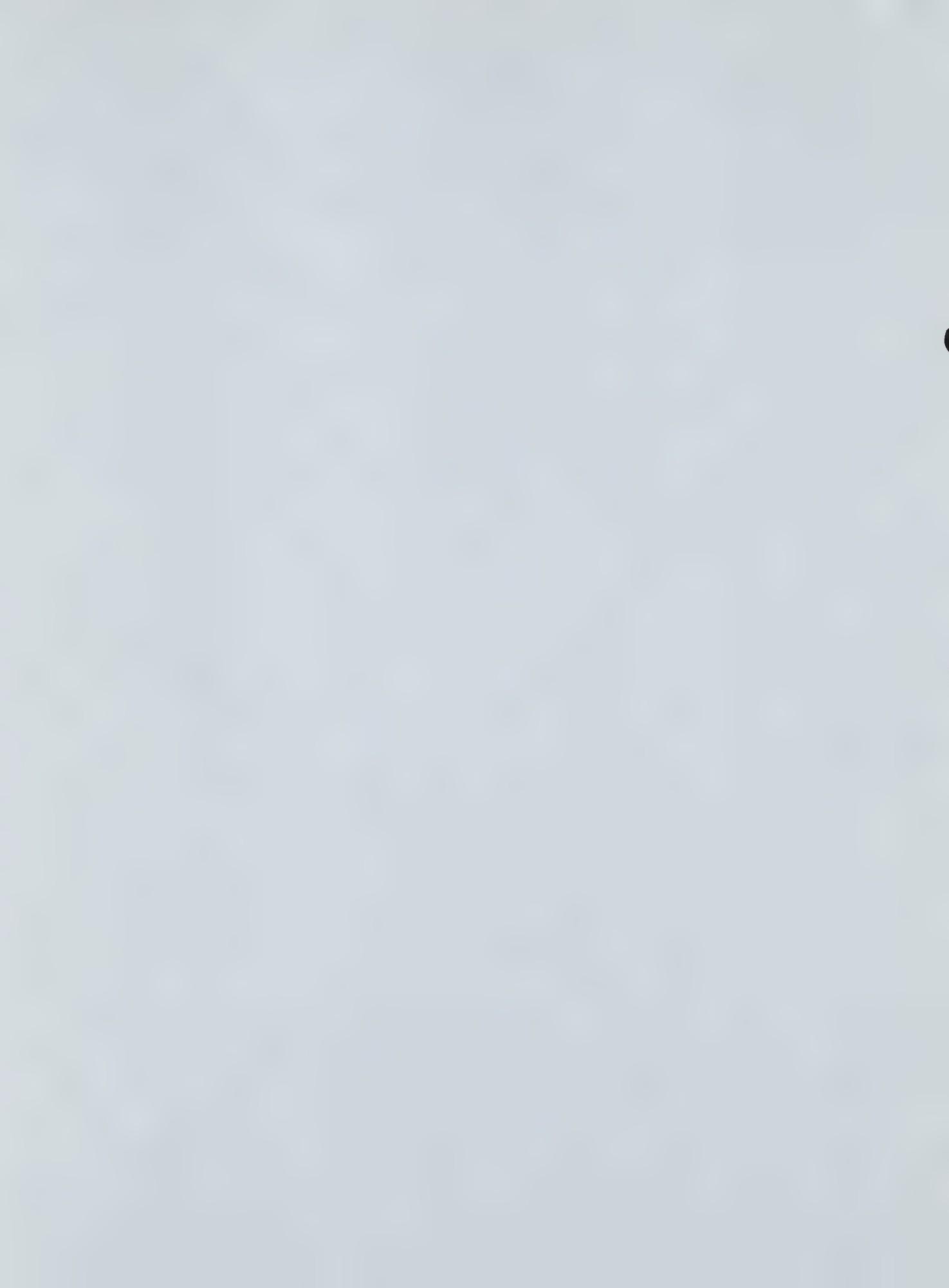
For the information of your Committee, I show hereunder the results of a Survey made of the vehicles parked in the parking lot in the free Woodbine Park, adjacent to the Beaches Olympic Pools, on Sunday, June 16th, 1963, between the hours of 7:00 a.m. to 9.00 p.m.: *note*

PARKING - BEACHES OLYMPIC POOLS

<u>Municipality of Vehicle Owner</u>	<u>No. of Vehicles</u>	<u>% of Total Vehicles</u>
Forest Hill.....	4	.2878
Swansea.....	6	.4317
Long Branch.....	2	.1439
Etobicoke.....	28	2.0144
Township of York.....	36	2.5899
Mimico.....	9	.6475
New Toronto.....	1	.0719
Leaside.....	13	.9353
North York.....	81	5.8273
Scarborough.....	187	13.4532
East York.....	148	10.6475
Weston.....	9	.6475
Vehicles from outside Metro Area...	<u>79</u>	<u>5.6835</u>
 TOTAL NON-TORONTO VEHICLES.	603	43.3813
CITY OF TORONTO.....	<u>787</u>	<u>56.6187</u>
 TOTAL.....	<u>1390</u>	<u>100.</u>

Indicating use by whole area but costs totally paid by Toronto. Other City of Toronto Swimming Pools show the same use by area municipalities and also Toronto Artificial Ice Rinks' use.

(Sgd) G. T. Bell
Commissioner of Parks
and Recreation.



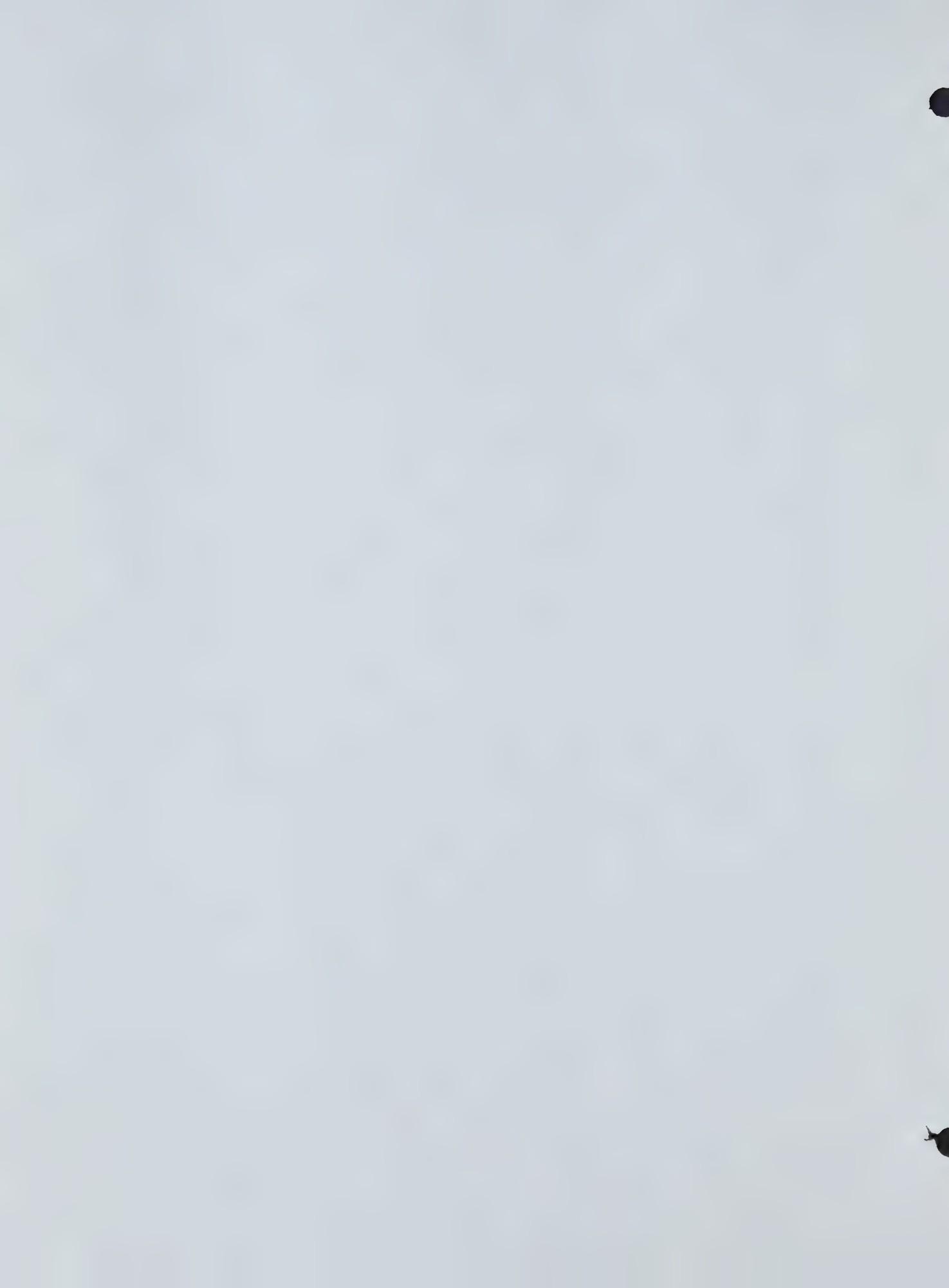
PROVINCIAL GRANTS FOR HIGHWAY SUBSIDIES FOR TORONTO

	At 33 1/3%	At 50%				
	Construction	Maintenance	Total	Construction	Maintenance	Total
	\$	\$	\$	\$	\$	\$
1964 (Est.)	709,137.00	690,863.00	1,400,000.00	1,063,705.50	1,036,294.50	2,100,000.00
1963	774,069.05	890,772.75	1,664,841.80	1,161,103.58	1,336,159.12	2,497,262.70
1962	840,677.03	666,666.67	1,507,343.70	1,261,015.55	1,000,000.00	2,261,015.55
1961	882,810.98	723,275.47	1,606,086.45	1,324,216.47	1,084,913.20	2,409,129.67
1960	646,139.46	770,523.54	1,416,663.00	969,209.19	1,155,785.31	2,124,994.50
1959	702,104.93	480,579.21	1,182,684.14	1,053,157.39	720,868.82	1,774,026.21
1958	688,485.06	514,428.20	1,202,913.26	1,032,727.59	771,642.30	1,804,369.89
1957	509,996.31	353,029.07	863,025.38	764,994.47	529,543.60	1,294,538.07
1956	576,204.79	386,997.88	963,202.67	864,307.19	580,496.82	1,444,804.01
1955	509,067.13	283,126.37	792,193.50	763,600.70	424,689.55	1,188,290.25
1954	137,761.58	379,514.31	517,275.89	206,642.37	569,271.47	775,913.84
	6,976,453.32	6,139,776.47	13,116,229.79	10,464,680.00	9,209,664.69	19,674,344.69

Toronto }
 North York } all on 1/3 or 33 1/3% Basis.
 York Township }

All others in Metro for Roads, Winter Cleaning, Construction & Repairing on 50% and 80% Basis.
1954 to 1964 - on 33 1/3% Basis - Years 1954-1964 inclusive, Toronto received 1/3 Highway Subsidy from Ontario
a total of \$6,139,776.00 for Maintenance
" " 6,976,453.00 for Construction Costs.
1954 to 1964 - on 50% Basis - Toronto would have had this much better off.

A reduced cost through debt charges \$4,750,000 based on 10 years paid with 4-7/8% Interest Rate.



Narrative

The wording of The Municipal Unconditional Grants Act makes it clear that the assistance thus provided to municipalities was intended by the Province to aid in meeting the costs, including administration, of public welfare and administration of justice as borne by tax-paying owners of residential and farm properties. Subject to this stipulation as to benefitting taxpayers this grant, in the hands of the municipalities, is unconditional in its application and is used to lower the tax burden resulting from all general purpose requirements, not those of public welfare and administration of justice specifically.

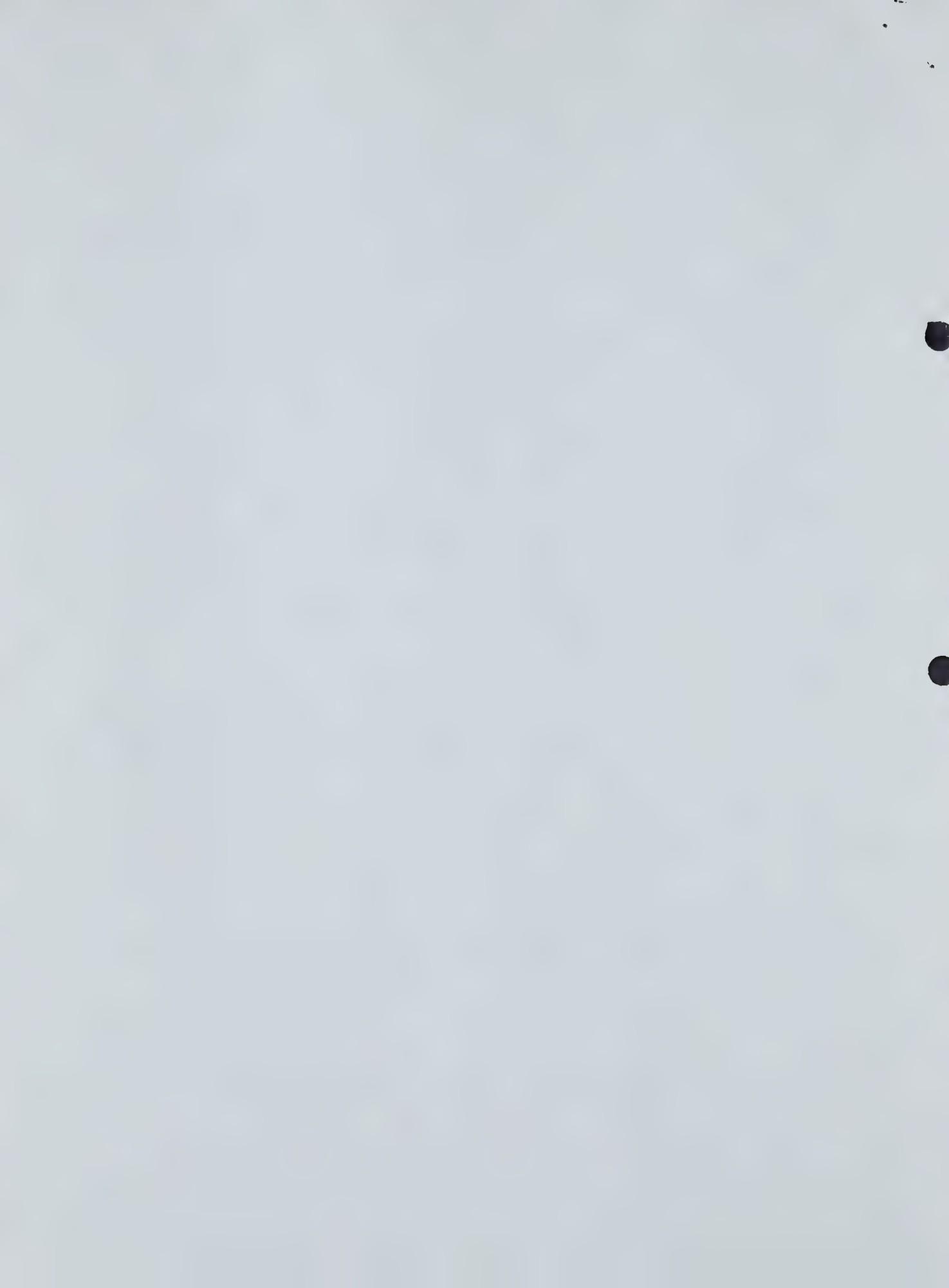
In the Metropolitan Toronto area this grant, computed on the combined population of all the area municipalities, is paid to the Metropolitan Corporation. That body, in conformity with the statutory requirements, distributes the benefit thereof to each area municipality proportionately to its residential and farm assessment. This is the only item of either Metro's expenditure or non-tax revenue that is so distributed. As a quirk brought about by the Metro set-up, this method of receipt and redistribution is unique in the Province and has created an unintentional but severe hardship to the homeowners of Toronto.

This odd state of affairs has come about in this fashion:

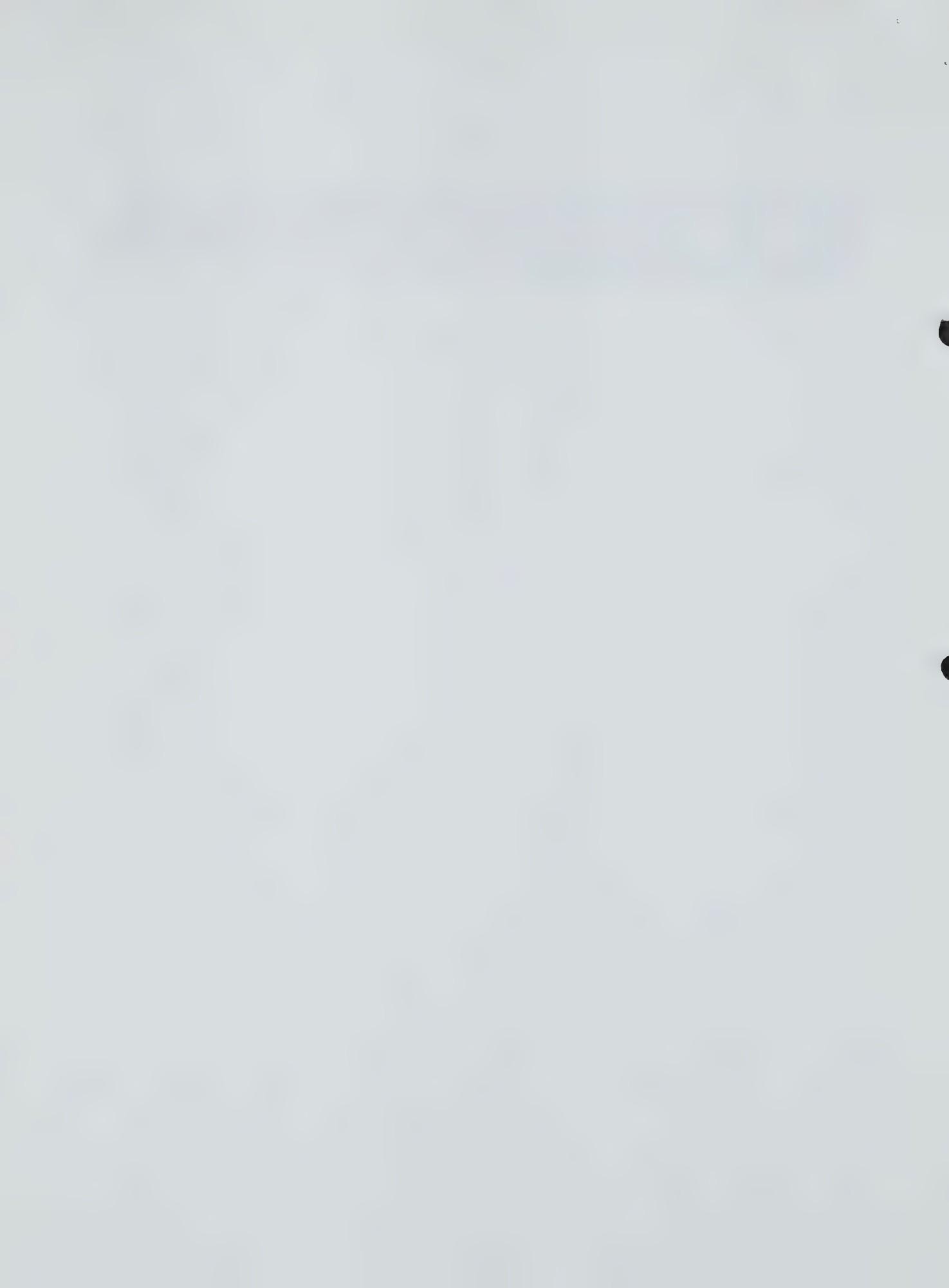
Metro's budgeted current account requirements, including public welfare and administration of justice, are levied upon the area municipalities in accordance with the ratio of the total assessment (residential and commercial) of each to the over-all combined total. In 1962, the City's share was 46.79762%. The Unconditional Grant, however, is the subject of special treatment. It is distributed according to the residential assessment of each constituent municipality. The City, having but 34.23526% of the residential assessment, received only that percentage of this grant. Had the larger percentage applied the City's share would have been \$1,081,481 more. The Province began payment of this grant in its present form in 1957. From that year to 1962, the City has lost \$5,955,062. This situation continues to prevail, being in nowise affected by Metro's assumption, starting in 1964, of the cost to each municipality of the unsubsidized portion of statutory welfare payments.

Two points require clear noting, viz.:

1. The suburban municipalities, with two minor exceptions, have been able, through their enhanced share of this grant, to show a "profit" on their welfare services.
2. This grant has no bearing upon commercial-industrial realty and business taxpayers. The sole and very unfortunate result, therefore, has been to cause the homeowners of Toronto to subsidize



their suburban counterparts to this substantial degree, year after year. It is these same Toronto homeowners who can ill afford this enforced generosity. They are people whose homes carry the lowest assessed value per capita of any in the entire Metropolitan Toronto area.



Statement 2

Effect of Distribution Through the Metropolitan Corporation of the Provincial Unconditional Per Capita Grant

<u>Year</u>	<u>Toronto</u> \$	<u>North York</u> \$	<u>Scar- borough</u> \$	<u>East York</u> \$	<u>Leaside</u> \$	<u>Forest Hill</u> \$	<u>New Toronto</u> \$	<u>Mimico</u> \$	<u>Weston</u> \$	<u>Swansea</u> \$	<u>Long Branch</u> \$
1962	Amount of credit if this grant had been distributed in same manner as Netro's expenditures and all other revenue	4,028,759	1,408,393	977,730	879,410	462,129	253,012	158,393	143,262	68,815	50,842
	Actual credit	2,947,278	1,811,626	1,095,919	1,105,400	584,567	364,371	153,285	232,947	49,917	95,404
	Overcredit	403,233	118,189	225,990	122,438	111,359	5,108	89,685	39,866	26,589	1,434
	Undercredit	1,081,481									19,105
1957	Overcredit to 1961	1,662,099	657,557	1,025,944	593,652	516,515	412,325	102,516	4,841	90,491	35,753
	Undercredit	4,873,581					33,836	194,276			
1957	Total overcredit to 1962	2,065,332	775,746	1,251,934	716,090	627,874		502,010		129,105	6,275
	Total undercredit									109,596	44,186
										38,944	234,142



Narrative

The Municipality of Metropolitan Toronto Act makes provision, in Section 45(2), for the Metropolitan Council to charge different rates to the various area municipalities for the supply of water. Variations were created and remained operative until 1959, in which year the present uniform rate was adopted.

In 1953 the City was charging its metered consumers, who account for some 60% of the total quantity of water used, the following gross quarterly rates, subject to a 10% prompt payment discount:

Up to 50,000,000 gallons	- 15.75¢ per M gallons
50,000,001 to 75,000,000 gallons	- 14.50¢ " " "
Over 75,000,000 gallons	- 13.75¢ " " "

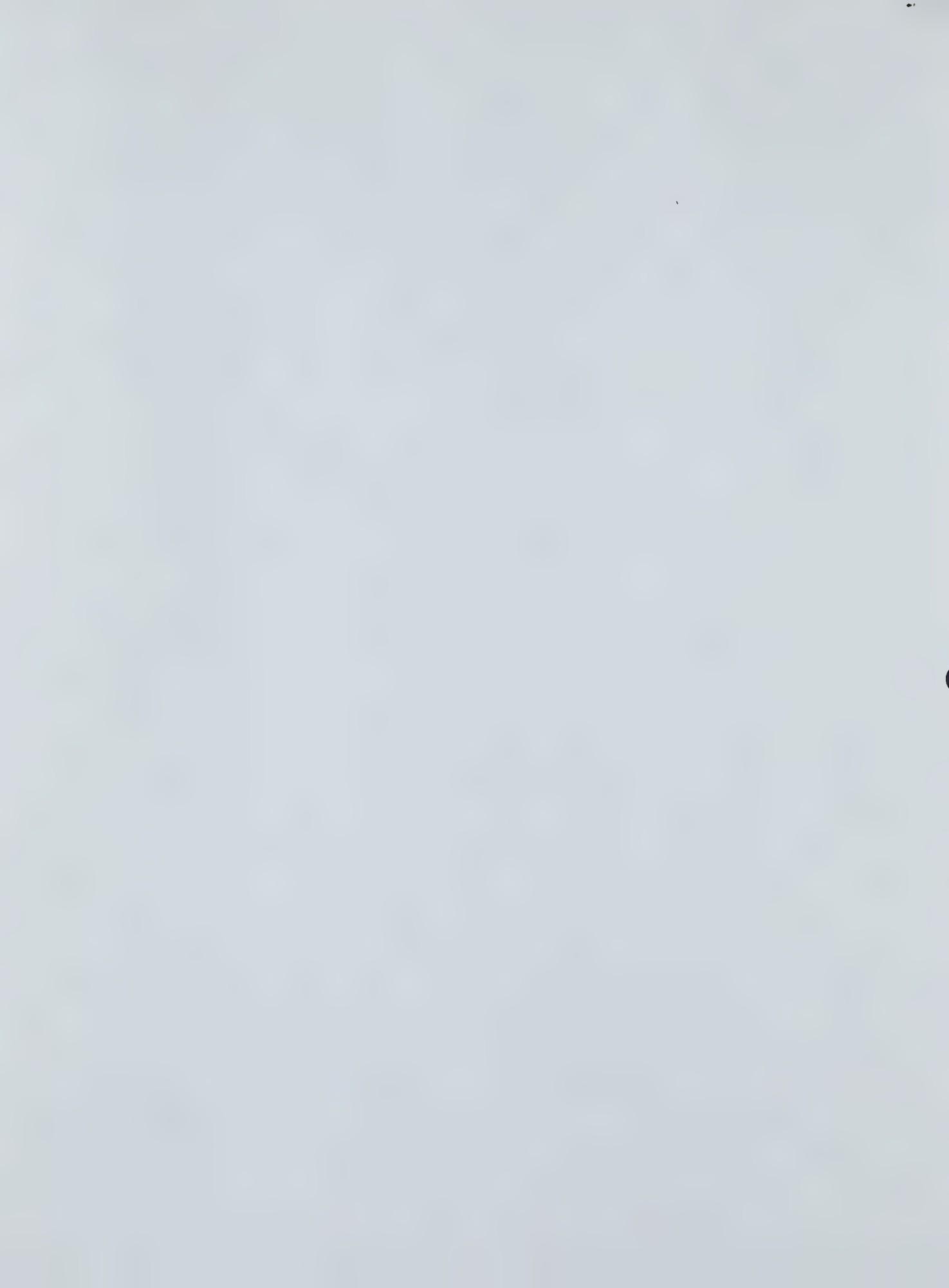
These rates, together with the proportionate amounts charged to flat rate customers, produced revenue not only sufficient to meet all costs related to the production and distribution of a potable water supply of ample volume but also a surplus which exceeded \$1,000,000 in some years. (For 1953 the figure was \$831,360).

Due to this surplus position the City was able to maintain the foregoing rates until 1957, despite higher charges by Metro in 1955 over 1954 and 1956 over 1955. Commencing in 1957 a series of upward revisions in the City's rates became necessary to meet the higher wholesale cost of water as follows:

1. The base rate is now 28.65¢ gross per M gallons, an increase over 1956 of 82%. (Metro charges have risen by almost 93½%).
2. The lower rates for large consumption were abolished. Major consumers were thus further adversely affected.
3. Meter charges were added ranging, quarterly, from \$1.28 for a 5/8" meter to \$89.28 for 10" and 12" meters.
4. Flat rate charges were increased by the same percentages that metered consumer rates were under 1.

These higher charges have been barely sufficient to keep this service on a self-supporting basis. Although revenue for both 1962 and 1963 was over \$9,000,000, the respective recorded surpluses were only \$4,996 and \$4,858. For the decade 1954 to 1963 the accumulated results show a deficit of \$63,668.

The progressively higher Metro charges arose, essentially, from severely greater debt charges incurred in expanding the supply of water to some of the suburban municipalities. These costs they would have had to meet themselves, as other municipalities did, (and are



today doing, elsewhere) had Metro not been formed. The City's increase in consumption, since 1954, has been but 5%, which was well within the reserve capacity of the City's system as it existed in 1953.

Having lost its Waterworks plant and its former substantial annual surplus and forced to almost double its charges to consumers, the City has found the Metro partnership a particularly expensive association.

Quantity and Cost of Water Purchased by the
City of Toronto from the Metropolitan Corporation
for the Years 1954 to 1963

<u>Year</u>	<u>Gallonage</u>	<u>Average Rate per "M"</u>	<u>Cost</u>
1954	39,145,063,000	8.72¢	\$3,413,449.00
1955	38,652,760,000	9.14¢ Av.	3,533,094.00
1956	35,770,738,000	9.58¢ Av.	3,428,247.00
1957	37,243,893,000	12.46¢ Av.	4,642,132.00
1958	38,870,966,000	14.69¢ Av.	5,711,734.00
1959	41,613,022,000	16.87¢	7,020,117.00
1960	40,288,445,000	16.87¢	6,796,660.00
1961	39,589,136,000	16.87¢	6,678,686.00
1962	41,466,512,000	16.87¢	6,995,401.00
1963	41,122,807,000	16.87¢	6,937,454.00

Increased cost per "M" gals. 1963 over 1954 - 93.46%

" consumption 1963 over 1954 - 5.05%

METER REVENUE INFORMATION

<u>Year</u>	<u>Meter Rate</u>	<u>Revenue derived From sale of metered water Including in years 1961-1963 Meter Charges</u>
1944	13.75	2,200,556
1945	13.75	2,228,462
1946	13.75	2,269,678
1947	13.75	2,426,000
1948	15.75	2,897,396
1949	15.75	3,075,167
1950	15.75	3,077,200
1951	15.75	3,314,362
1952	15.75	3,449,171
1953	15.75	3,598,083
1954	15.75	3,153,647
1955	15.75	3,055,337
1956	15.75	2,819,697
1957	19.3875	3,510,724
1958	23.625	4,196,096
1959	26.775	5,117,102
1960	26.775	5,036,426
1961	28.65	5,311,382
1962	28.65	5,642,827
1963	28.65	5,579,762

Appropriated
As a provision
for note sterilization

<u>Waterworks</u>	<u>Surplus or Deficit</u>
680,621	(S)
710,872	(S)
720,222	(S)
1,083,537	(S)
1,051,384	(S)
1,146,123	(S)
946,600	(S)
873,752	(S)
592,533	(S)
831,360	(S)
378,851	(S)
168,785	
48,541	(S)
255,474	(D)
112,939	(D)
333,650	(D)
159,269	(D)
360,418	(S)
4,996	(S)
84,858	(S)
150,000	

NOTES IN RESPECT TO WATER RATES 1944-1963 inclusive

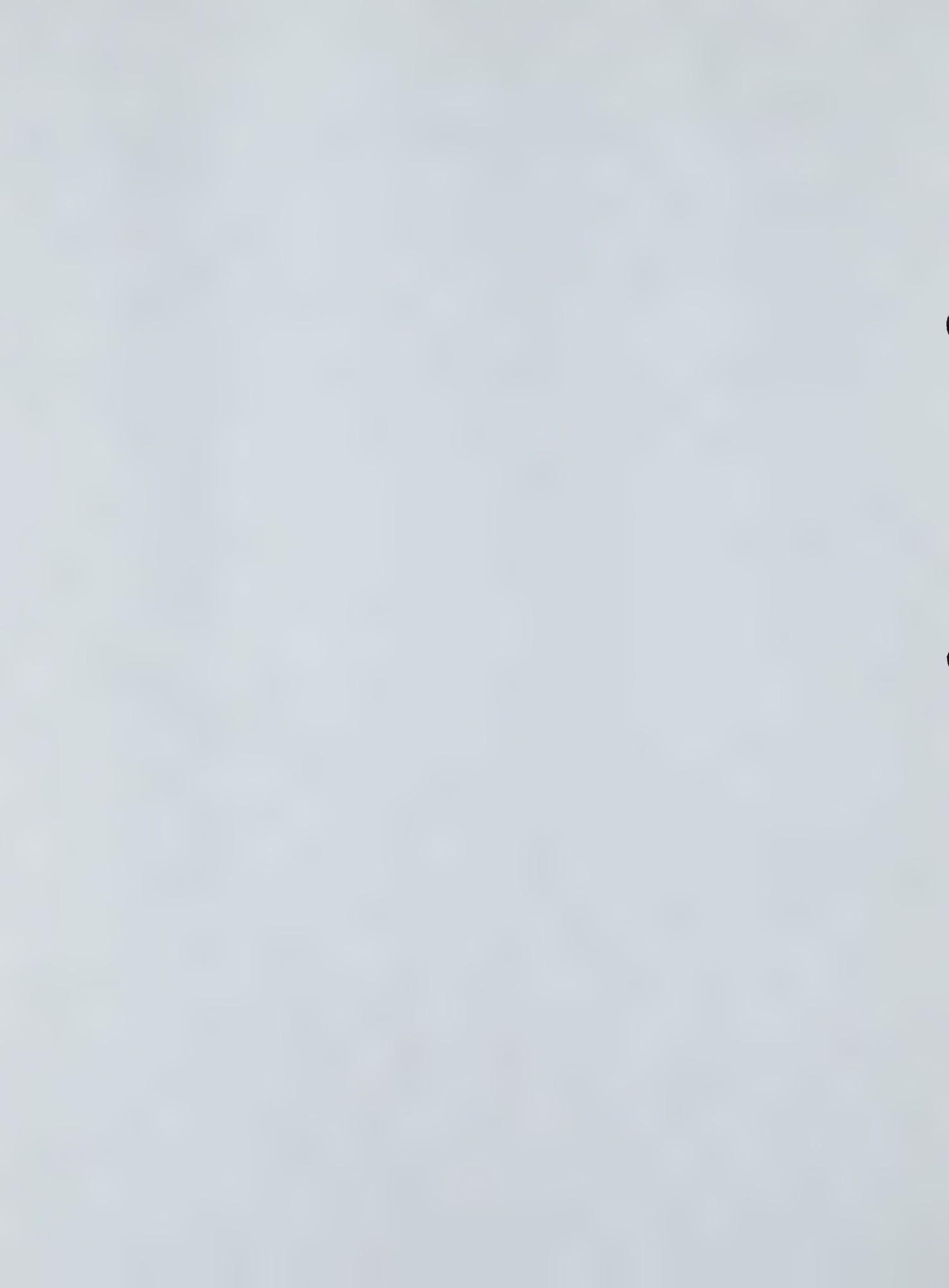
1. Years 1944 to 1947 had provision for minimum bill of \$2.00 per quarter year.
2. Years 1948 to 1958 inclusive provided for sliding scale rates. The rates indicated above apply to the first 50,000,00 gallons per quarter year reduce for water consumed in excess thereof to as low as 13.75 cents per thousand for years 1948 to 1956 inclusive and to as low as 17.15/5 per thousand for 1957 and 20.625 per thousand for 1958. Minimum bills applied in these years as follows:
1948 to 1956 - \$2.50; 1957 - \$3.13; 1958 - \$3.75.
3. Graded scale disappeared in 1959 and the minimum bill became \$4.25. This minimum applied through until 1961.
4. In 1961 the minimum charge was increased to \$4.65 and a new charge, a meter charge was imposed against consumers with City owned meters. This new charge depended on the size of the meter and varied from \$1.25 to \$9.25 per quarter.

WELFARE AND SOCIAL SERVICES.

Just as in so many other fields it is the City which has been to the forefront in looking after the needy. Only in Toronto, in this area, are to be found Seaton House, the Fred Victor and Scott Missions, the Salvation Army's Harbour Light, the dormitory facilities of the W.C.T.U., Y.M.C.A., and Y.M.H.A., the Working Boys' Home. In addition we have the Harrison Baths, and the University Settlement Building and Maintenance, which is carried by Toronto and which is a large project in the interest of filling the social needs for the entire metro area.

The assumption by Metro, as of the first of this year, of the municipality's share of statutory welfare has done nothing towards sharing in these Homes' costs, be they outright support, grants or tax exemption. Indeed, the welfare costs left with the City are substantially greater than those of which it has been partially relieved. (Partially, because about half comes back through the Metro levy).

The statement (Page 21) shows to what extent the City has had, and is still getting a rooking in the distribution of Per Capita Grants (In 10 years Toronto's loss on this because of disproportionate allowance is \$5,955,000), which were intended by the Province to aid municipalities with the unsubsidized portion of welfare costs.

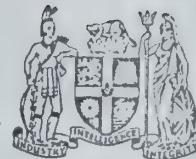


Finance Department

CITY HALL, TORONTO 1, ONTARIO • TELEPHONE 367-7051

W. M. Campbell

COMMISSIONER OF FINANCE AND CITY TREASURER



CITY OF TORONTO

March 6, 1964.

23(a)

Controller Allan A. Lamport,
Vice-Chairman, Board of Control,
Board of Control Office, City Hall.

Dear Controller Lamport: Re: Subsidization by City of
Regent Park South

This housing project is operated by The Metropolitan Toronto Housing Authority. Despite its name it is not a Metro authority but is a Provincial-Federal partnership. The Authority operates one other project in North York - Lawrence Heights - which is partly self-sustaining and partly tax-subsidized, but by Metro, not North York.

As a Crown agency The Authority does not pay taxes but makes in-lieu payments. Under an agreement between the Province, Central Mortgage and Housing Corporation and the City, dated June 6, 1955, the in-lieu payments are to be that fraction of normal taxes represented by the formula Rental income. Any Full costs

loss of revenue brought about by this formula is to be borne solely by the City. For 1963 this loss is \$86,441.13, made up as follows:

Full taxes \$191,987.92

In-lieu payment $\frac{70.27}{127.82}$ (average rent) (full cost) of \$191,987.92 = 105,546.79

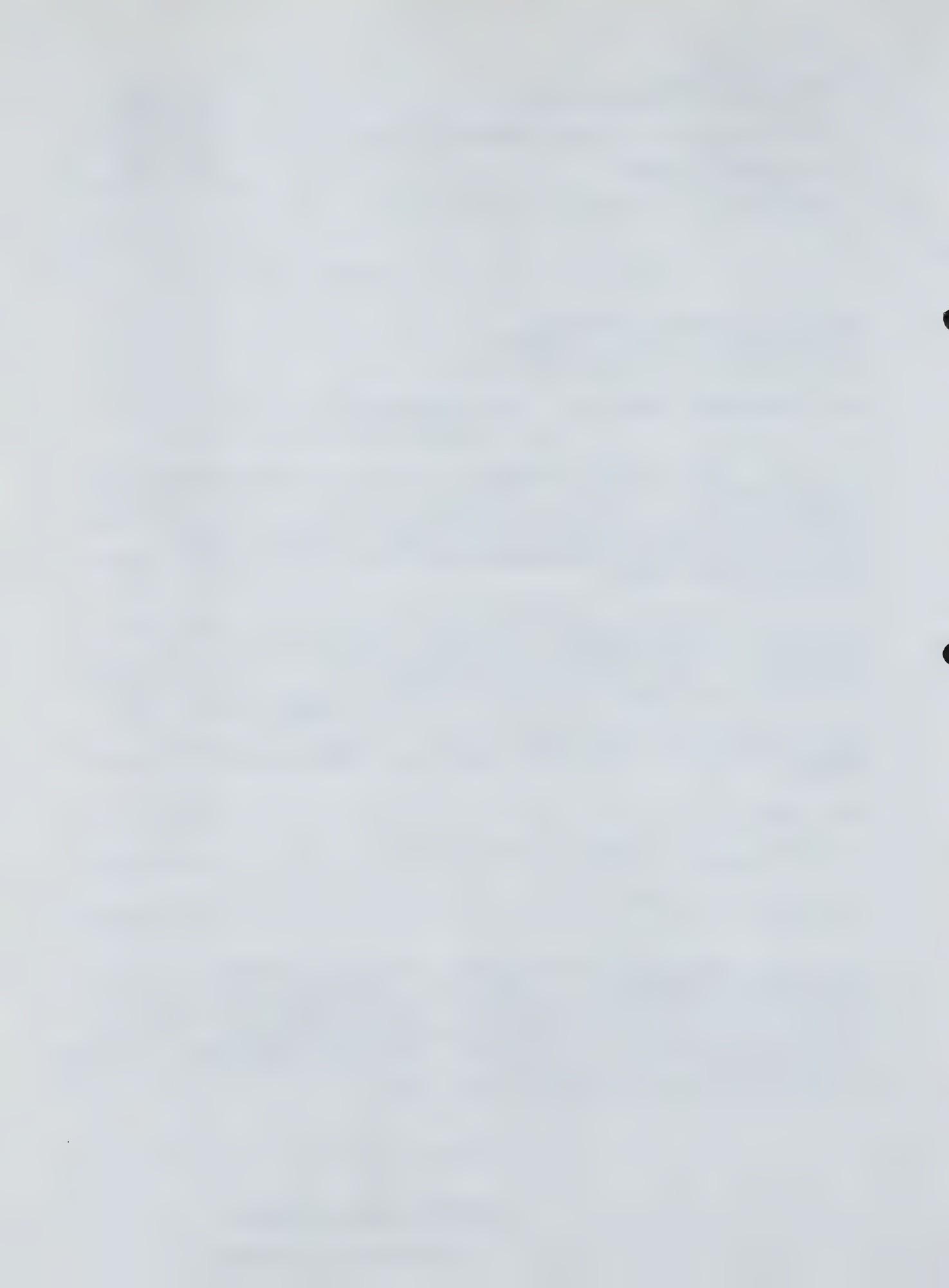
Deficiency ... 1.964 \$ 86,441.13

The land on which this project is situated cost some \$5,000,000 to acquire. The Authority paid \$1,000,000 for it. The difference of nearly \$4,000,000 was made up half by Central Mortgage and Housing Corporation and half by the City. Our cost was debentured over a 30-year term. For 1963 debt charges amounted to \$129,197.41. \$1,655,600.70 of this debt is still outstanding and will not be fully retired until 1989.

Yours very truly,

H. W. Campbell

COMMISSIONER OF FINANCE.



GENERAL

The City of Toronto's tax payment plan provides a period of eight months for payment of realty taxes by instalments. To accomplish this it is necessary to send out two bills each year, each one being for approximately one-half year's taxes and each providing for payment in three instalments, or six altogether. This is this year's second bill and it is for the remainder of the amount due for this year.

DEDUCTIONS

If you prepaid all or a part of the taxes due on the first bill you have earned interest. This has been credited to you and is shown on the front of the enclosed bill on the line marked "Deductions". Also, if the interim tax bill was overpaid, the amount of such overpayment has likewise been credited. Such allowances have been deducted from the amount of the 4th instalment, which is the first one payable.

TAX INFORMATION

Questions related to taxes or charges are to be directed to the Tax Office, City Hall, Toronto, telephone 367-7115.

ASSESSMENT INFORMATION

The amount of assessment and the name and address of the person assessed, as shown on the face of the tax bill, is in accordance with the Assessment Roll. This Roll was prepared in 1962 by the Metropolitan Toronto Assessment Department, 387 Bloor Street East, Toronto 5. The City of Toronto is required by statute to send out its tax bills strictly in accordance with the information appearing upon such Roll. *It is most important that any change of ownership or tenancy, or matters affecting property valuation, should be called promptly to the attention of that Department.* Unless this is done a new owner may not receive a tax bill. Failure to receive a bill does not excuse a taxpayer from responsibility for payment nor relieve him from liability for penalty for late payment.

Information about assessment matters may be had by telephoning 367-7811.

W. M. Campbell
CITY TREASURER

J. W. Workman
TAX COLLECTOR

SCHEDULE OF TAX RATES

GENERAL RATE

General Purposes (including Metropolitan levy of \$9,178,967 or 12.08712 Mills Residential and \$17,496,372 or 16.50280 Mills Commercial and a supplementary levy made by the Metropolitan Corporation of \$465,774 Residential and \$669,089 Commercial or a supplementary rate of .62 of a mill)

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
General Purposes (including Metropolitan levy of \$9,178,967 or 12.08712 Mills Residential and \$17,496,372 or 16.50280 Mills Commercial and a supplementary levy made by the Metropolitan Corporation of \$465,774 Residential and \$669,089 Commercial or a supplementary rate of .62 of a mill)	34.933		39.348	

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
General Purposes (including Metropolitan levy of \$9,178,967 or 12.08712 Mills Residential and \$17,496,372 or 16.50280 Mills Commercial and a supplementary levy made by the Metropolitan Corporation of \$465,774 Residential and \$669,089 Commercial or a supplementary rate of .62 of a mill)	34.933		39.348	

Public Libraries

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Public Libraries	1.206	36.139	1.206	40.554

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Public Libraries	1.206	36.139	1.206	40.554

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Special Rate for Unemployment Relief, etc., under provisions of Section 295 Municipal Act	2.286	2.286	2.286	2.286

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Special Rate for Unemployment Relief, etc., under provisions of Section 295 Municipal Act	2.286	2.286	2.286	2.286

SCHOOL RATE

Public Schools (including Metropolitan levy of \$5,758,699 or 8.16297 Mills Residential and \$9,400,339 or 9.07052 Mills Commercial)

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Public Schools (including Metropolitan levy of \$5,758,699 or 8.16297 Mills Residential and \$9,400,339 or 9.07052 Mills Commercial)	17.100		19.000	

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
Secondary Schools (including Metropolitan levy of \$3,831,677 or 4.75762 Mills Residential and \$5,604,513 or 5.28625 Mills Commercial)	9.675	26.775	10.750	29.750

	Residential Detail Mills	Commercial Detail Mills	Total Detail Mills	Total Detail Mills
TOTAL RATE	65.200		72.590	

The rates payable by Separate School Supporters are identical to those payable by Public School Supporters shown above.

PROVINCIAL ASSISTANCE

The Province of Ontario reduces the 1963 levy against the Ratepayers of the City of Toronto by contributing the following amounts:

Provincial Payments
\$18,783,194

Education grants
1,804,741

Welfare grants
9,871,446

(2) Unconditional grants:

Contributions to assist in the cost of,

(a) the administration of justice

(b) welfare and social services, indigent and unemployment relief, hospitalization and institutional care and other services
--

2,395,851

3,420,980

(1) Other grants

36,808,623

Total Provincial Assistance

Education Levy

\$53,105,081

Municipal Levy

\$74,209,529

(1) Exclusive of grants for capital projects, which reduce debt charges over a number of future years.

(2) Applied in reduction of residential general rate only.

WHERE EACH TAX DOLLAR GOES



*Enclosed
Is Your
Realty
Tax Bill*

**INFORMATION
Concerning
This
Tax Bill**

CITY OF TORONTO



The Enclosed Card Is Your Interim Realty Tax Bill.

This bill covers a part year's taxes only. It is payable in three instalments. Each instalment represents about $\frac{1}{6}$ of the total amount of your 1963 realty taxes and has been calculated by applying the following rates against your 1964 taxable assessment:

PURPOSE	MILLS
General	18.0695
Special in accordance with the provisions of Section 295 of The Municipal Act	1.1430
	19.2125
Education	
Primary	8.5500
Secondary	4.8375
	13.3875
	32.6000

Interest will be allowed on the amounts of the second and third instalments if they are paid in advance, subject to the conditions set out under the heading "Prepayment Allowance". **Late payments will have penalties added.** These are explained under "Penalties".

Balance of 1964 Realty Taxes

Later on in the year, near the end of June, you will receive another tax bill showing the full amount of the year's taxes. From the total amount of the taxes shown on it, the amount levied by the interim bill will be deducted. The remaining balance will be payable in a further three instalments (nos. 4, 5 and 6). **It should be thoroughly understood that both the full amount of this part-year bill plus the net amount of the second bill must be paid in order to meet the entire year's taxes.**



Payments



By Mail: Many people prefer to pay by mail. A self-addressed envelope is enclosed for this purpose. Make your cheque or money order payable to the City Treasurer, and if you desire a receipt send in the entire bill including stubs. This will be looked after promptly. If no receipt is required, send in the stub portion only in order to identify your remittance. For your protection, do not send cash through the mail.



At a Chartered Bank: Many taxpayers find it convenient to pay taxes at their local bank. Any branch of a Chartered Bank in the Metropolitan Toronto area will accept tax payments ON OR BEFORE THE DUE DATE. Banks have advised that the charge to you for this service is 10¢.

At the City Hall: During business hours, 8.30 a.m. to 4.30 p.m., taxes may be paid at the City Hall. (It is regretted that on busy tax due dates the limited facilities in the present City Hall may require taxpayers standing in line in order to make payment). PLEASE TRY TO PAY BEFORE DUE DATES.

Prepayment Allowance

Interest at the rate of $3\frac{1}{2}$ per cent. per annum will be allowed on advance payments of the second and third instalments as follows:

**PREPAY
AND
SAVE**

Where the second or the second and third instalments are paid by the due date of the first instalment, or the third instalment is paid by the due date of the second instalment, the amount so prepaid will earn interest for the prepayment period.

Calculation of the amount of interest allowance at the time when payment is made would seriously slow down cash receiving operations and would also preclude the payment of taxes at banks. In order to avoid this inconvenience to taxpayers the interest earned through prepayment will be separately credited on the second tax bill and deducted from the July instalment (No. 4), which is the one falling due earliest.

Penalties

Taxes not paid by the instalment due dates will have penalties added of 3 10 of 1 per cent. per month or fraction thereof until May 31, 1964. From June 1, 1964, to December 31, 1964, this penalty will increase to $\frac{1}{2}$ of 1 per cent. per month or fraction thereof.

Commencing January 1, 1965, any 1964 taxes then unpaid will incur interest charges of 8 per cent. per annum at the rate of $\frac{2}{3}$ of 1 per cent. per month or fraction thereof.

These extra charges can be avoided by prompt payment.

Assessment Information

The amount of assessment and the name and address of the person assessed, as shown on the face of the tax bill, is in accordance with the Assessment Roll. This Roll was prepared in 1963 by the Metropolitan Toronto Assessment Department, 387 Bloor Street East, Toronto 5. The City of Toronto is required by statute to send out its tax bills strictly in accordance with the information appearing upon such Roll. It is most important that any change of ownership or tenancy, or matters affecting property valuation, should be called promptly to the attention of that Department. Unless this is done a new owner may not receive a tax bill. Failure to receive a bill does not excuse a taxpayer from responsibility for payment nor relieve him from liability for penalty for late payment.

Wm. Campbell
CITY TREASURER

FOR FURTHER TAX INFORMATION TELEPHONE 367-7115
OR WRITE THE TAX COLLECTOR, CITY HALL, TORONTO 1

FOR FURTHER ASSESSMENT INFORMATION, TELEPHONE 367-7811
OR WRITE THE ASSESSMENT COMMISSIONER, 387 BLOOR STREET EAST, TORONTO 5

**Enclosed Is Your
Interim Realty Tax Bill**

CITY OF TORONTO



GENERAL

The assessment upon which these taxes are levied was made in the year 1963 and is based upon the portion of real property used for business purposes.

These taxes are for the entire year 1964.

If during the year this business is sold or ceases to operate, a letter requesting an adjustment of the amount of this tax should be forwarded to the Assessment Commissioner, Metropolitan Toronto, 387 Bloor St. East, Toronto 5. **THIS IS YOUR RESPONSIBILITY.**

PAYMENT

For your greater convenience these taxes may be paid ON OR BEFORE DUE DATE at any branch of a chartered bank in the Metropolitan Toronto area. The banks have advised that the charge to you for this service is 10 cents.

Should you wish to pay by mail a self-addressed return envelope is enclosed for this purpose. Please make your cheque or money order payable to the City Treasurer at par, Toronto. If you desire a receipt send in the entire bill including stub. This will be looked after promptly. If no receipt is required send in the stub portion only in order to identify your remittance. For your protection do not send cash through the mail.

During business hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, taxes may be paid at the City Hall.

PENALTIES AND INTEREST CHARGES

On any amount unpaid after the due date, a penalty of $\frac{1}{2}$ of 1% will be imposed on the first day of default, followed by an additional $\frac{1}{2}$ of 1% added on the first day of each calendar month thereafter in 1964 in which default continues.

Commencing January 1, 1965, any 1964 Business taxes then unpaid will incur interest charges of 8% per annum at the rate of $\frac{3}{4}$ of 1% per month or fraction thereof.

These extra charges can be avoided by prompt payment.



Tax Collector.

If further information required:

TELEPHONE — 367-7115

SCHEDULE OF 1964 COMMERCIAL TAX RATES

	Detail Mills	Public School Supporters Mills	Separate School Supporters Mills
GENERAL RATE			
City of Toronto			
Ordinary requirements	23.29939		
Special requirements for unemployment relief etc., under provisions of Section 295 of the Municipal Act60113	23.90052	23.90052
Public Library Board	1.29000	1.29000	1.29000
Total for City of Toronto and Public Library Board		25.19052	25.19052
Metropolitan Toronto			
Ordinary requirements	18.25561		
Special requirements for unemployment relief etc., under provisions of Section 295 of the Municipal Act77387	19.02948	19.02948
Total for purposes other than Schools		44.22000	44.22000
SCHOOL RATE			
Toronto Board of Education			
Public Schools	9.73790		
Secondary Schools	6.43539	16.17329	6.43539
Metropolitan School Board			
Public Schools	10.36210		
Secondary Schools	5.79461	16.15671	5.79461
Metropolitan Separate School Board			
Total Schools	20.10000	—	20.10000
TOTAL RATE		32.33000	32.33000
		76.55000	76.55000

The above tax rates reflect the greater amount of money which the City must raise for other than its own purposes this year. The table below shows that the taxpayers are being called upon to pay less in 1964 for the City's requirements but considerably more for the needs of the Metropolitan Corporation and the Boards of Education. It is the City's statutory duty to levy taxes for the purposes of these other bodies. The City itself keeps just 32.23¢ of every tax dollar -- less than $\frac{1}{3}$ — to pay for the services which it directly provides.

	Estimated Costs 1964 \$	1963 \$	Increase (D) \$	Increase (D) %
City's general purposes	41,091,961	41,912,119	(D) 820,158	(D) 1.96
Special Services	2,497,485	2,293,073	204,412	8.91
Public Libraries	2,378,406	2,194,135	184,271	8.40
Metropolitan Toronto's general purposes levy	31,887,405	27,810,202	4,077,203	14.66
General Rate total	77,855,257	74,209,529	3,645,728	4.91
Toronto Board of Education	28,068,635	26,347,620	1,721,015	6.53
Metropolitan Toronto's school levy	27,963,385	24,595,228	3,368,157	13.69
Separate School Board	2,380,908	2,162,233	218,675	10.11
School Rate total	58,412,928	53,105,081	5,307,847	10.00
Grand total	136,268,185	127,314,610	8,953,575	7.03

PROVINCIAL ASSISTANCE

The Province of Ontario reduces the 1964 levy against the Ratepayers of the City of Toronto by contributing the following amounts:

	Provincial Payments
Education grants	\$23,534,520
(1) Highway grants	1,948,667
Welfare grants	10,520,805
(2) Unconditional grants:	
Contributions to assist in the cost of,	
(a) the administration of justice	514,997
(b) welfare and social services, indigent and unemployment relief, hospitalization and institutional care and other services	2,317,485
(1) Other grants	3,662,606
Total Provincial Assistance	<u>\$42,499,080</u>
Education Levy	\$58,412,928
Municipal Levy	\$77,855,257

NOTE: The above assistance is contributable in the following amounts to:

The Municipality of the City of Toronto	\$18,009,571
The Municipality of Metropolitan Toronto	24,489,509
	<u>\$42,499,080</u>

(1) Exclusive of grants for capital projects, which reduce debt charges over a number of future years.

(2) Applied in reduction of residential general rate only.

YOUR VOTING PRIVILEGES

For the information of voters, the following particulars are submitted regarding voters' privileges at the Municipal Elections to be held on Monday, December 7, 1964.

The Municipal Voters' List contains the names of persons who qualify to vote as an owner or tenant, or wife or husband of an owner or tenant. All persons entered on this List are entitled to vote once only in the City for the offices of Mayor and Controller and any question and in each Ward where an elector qualifies, for the office of Alderman and School Trustee.

Another List, the Resident Voters' List, contains the names of persons who have resided in Toronto since January 1, 1963, who have not the above qualifications. An elector entered on this List is entitled to vote once only in the City for the offices of Mayor, Controller and Alderman.

It will be noted that every elector may vote once only in the City for the office of Mayor, Controllers and on any question, but may vote for Aldermen and School Trustees in each Ward where qualified to vote. Where a voter qualifies to vote in more than one Ward and is a resident of the City of Toronto, he or she is required to vote for Mayor and Controllers and on any question where he or she resides, if entered on the Municipal Voters' List and qualified to vote there.

The Voters' List for the Municipal Elections to be held this year will be posted throughout the City on October 13th. Notice respecting errors, omissions or corrections must be forwarded to the office of the City Clerk, Room 212, City Hall, on or before Tuesday, October 27th.

The City Clerk's Office, Room 209, City Hall, telephone 367-7027, upon request will be pleased to furnish any further information required concerning Municipal Elections. Special telephone facilities are provided on Election Day for the convenience of the Public. If any question should arise regarding voting or eligibility to be on the List, on Election Day telephone 366-8451.

Enclosed Is Your 1964 Business Tax Bill

CITY OF TORONTO

For your information
your voting privileges
are summarized within



25

CITY OF TORONTO
FINANCE DEPARTMENT

May 11, 1964.

TO: Board of Control.

SUBJECT: Cost of services at the Island.

COMMENTS:

Your Board, at the meeting held on May 6, 1964, requested me to report on the above. The cost figures are:

	<u>Actual</u> <u>1962</u> \$	<u>Actual</u> <u>1963</u> \$	<u>Estimated</u> <u>1964</u> \$
Refuse collection (Work performed by Metro and billed to the City) ...	27,089	24,586	25,000
Street lighting (Paid by City and $\frac{1}{2}$ is recharged to Metro)	1,997	1,738	1,338
Fire protection (100% City cost)	<u>189,062</u>	<u>192,045</u>	<u>146,111</u>
	<u>218,148</u>	<u>218,369</u>	<u>172,449</u>
Tax Revenues are			
City's general purpose share	50,457	53,668	53,141
Metro's " " "	<u>29,445</u>	<u>30,562</u>	<u>35,223</u>
Education	79,902	84,230	88,364
	<u>58,336</u>	<u>58,600</u>	<u>64,436</u>
	<u>138,238</u>	<u>142,830</u>	<u>152,800</u>

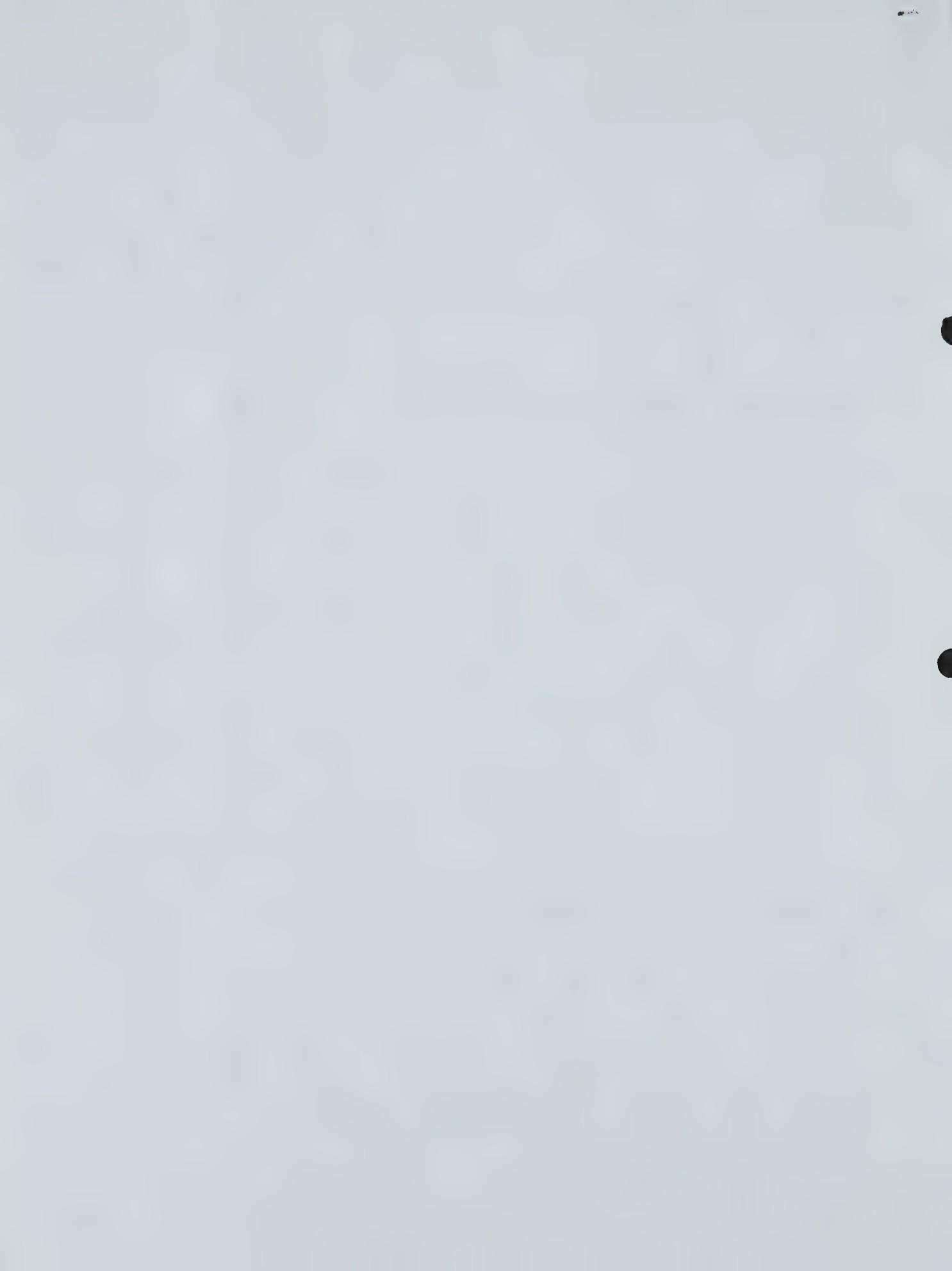
The following observations are made:

1. The cost of fire protection is estimated to be lower in 1964 due to:

- (a) the reduction of the Island firehall staff, made possible by acquisition of a fireboat.
- (b) the assigning of a high proportion of the cost of operating the fireboat to the mainland

2. The City is substantially "out-of-pocket" in the provision of services to the Island's residents and visitors.

The foregoing deals with tax-supported services. In the area of water supply, the City also finds itself "in the red", as witness:

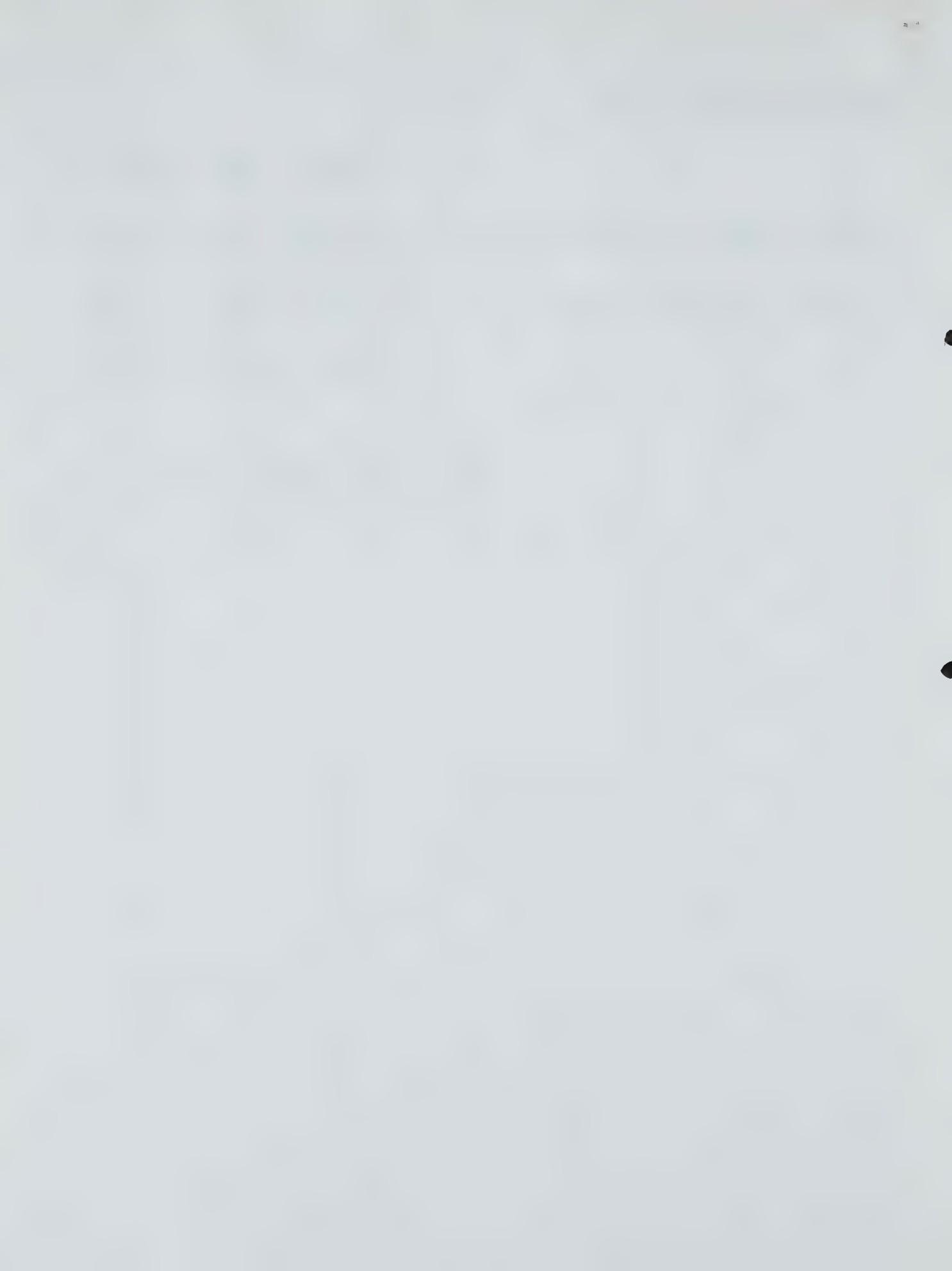


Board of Control - 2.

	Actual 1962	Actual 1963	Estimated 1964
	\$	\$	\$
Cost of water purchased from Metro	22,105	21,238	21,000
Other costs	<u>13,241</u>	<u>12,256</u>	<u>12,426</u>
Revenue from sale of water	35,346	33,494	33,426
	<u>17,186</u>	<u>16,820</u>	<u>14,777</u>
	<u>18,160</u>	<u>16,674</u>	<u>18,649</u>

G. M. Campbell

COMMISSIONER OF FINANCE.

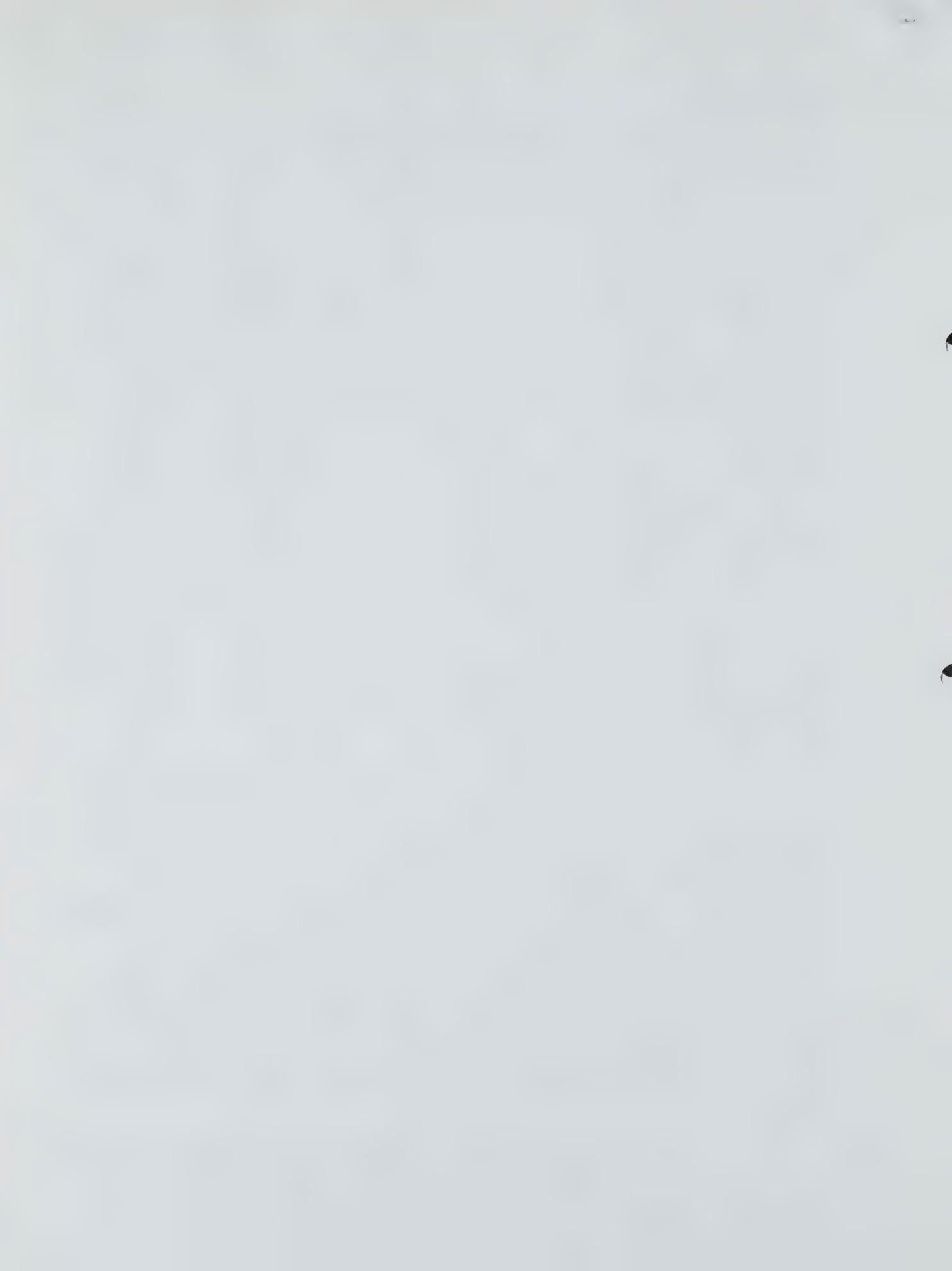


A SUGGESTION TO YOUR COMMISSION
ON ELECTED REPRESENTATIVES.

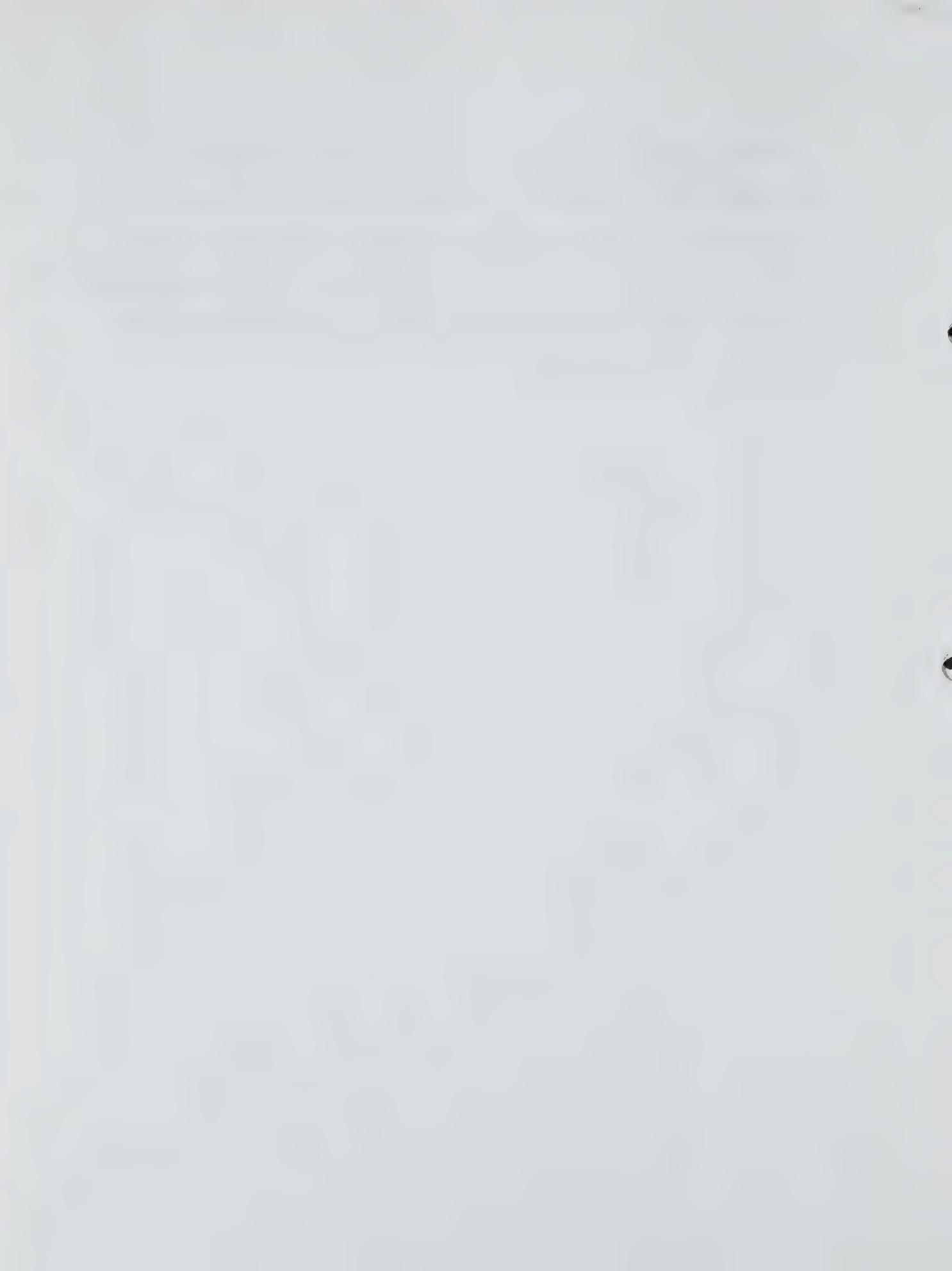
I would not be positive in my approach if I did not offer my suggested representation for elected representatives in a properly designated metropolitan area. That is, the area could be made half-pie shape, showing pie segments as wards, giving every alderman a section that would come into the downtown or more thickly populated areas. In that way he would have a cross-section of people to serve. The pie-shaped area could be cut up so that from the edge of Metro to downtown there would be sufficient size and shape allowance to last many years to come as the growth occurs. In this way growth generally throughout the metropolitan area and expansion physically as well as population-wise would be fairly even throughout the whole area.

I suggest that these segment-shaped wards could be served by two aldermen with perhaps ten segments making a total of twenty aldermen, and a Board of Control offour to six members, preferably four, which would be on the same basis as the Board of Control for Toronto is responsible for the financial matters, and they would be elected over all Metro the same as the Chief Executive Officer, the Mayor, for an over-all election, making a total to serve the area of twenty-five.

As the population increased, there could be three aldermen to a ward to take up the additional work load and



would not affect the general setup or the allocation or boundaries of the wards. Of course, there are many other suggestions. However, from my examination of the matter I think this is the one that has the surer and more applicable operation for the requirement, which I respectfully offer for your consideration.

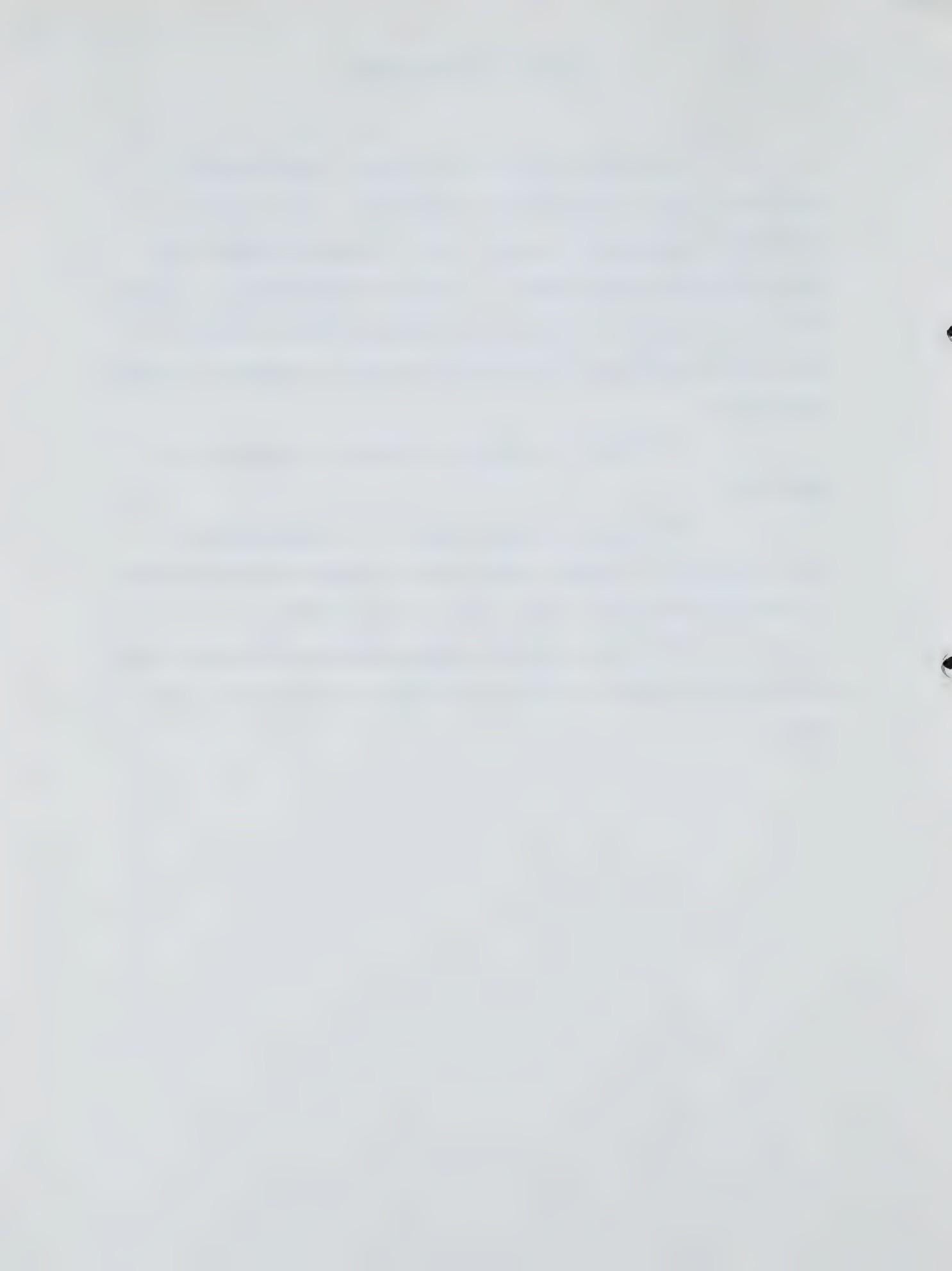


VOTE ON AMALGAMATION

I suggest that you consider recommending a pleiscite on the amalgamation question. This may be considered surprising to some, but it merely follows the best democratic principles. On such a general and important issue, it is only fair that the people of Metro Toronto who have to pay the bills should be given a chance to decide their fate.

I suggest a proper question to the electors would be:

"Should the area known as the Municipality of Metropolitan Toronto, made up of thirteen municipalities, be amalgamated to form one city, to be divided up into ten or twelve wards and served by representatives from each ward, as well as a Board of Control and Mayor, elected by general vote."



F. E. WELLWOOD, R.A.S.C., M.E.I.C., P. ENG.
COMMISSIONER OF BUILDINGS



REPLY ATTENTION: R. W. Beattie
11th floor

DIAL DIRECT:

367-7521

Mr. Prettie

DEPARTMENT OF BUILDINGS

465 BAY STREET, TORONTO 2, CANADA

ADDRESS ALL CORRESPONDENCE TO THE COMMISSIONER

May 29th, 1964

Controller Allan A. Lamport,
Room 208, City Hall.

Dear Mr. Controller: Re: Metropolitan Separate School Board
School Building, West side Clinton
Street, North of College Street

In reply to your memorandum concerning the subject school building, please be advised that an application was made to this Department on April 21st, 1964 by Fisher, Tedman, Fisher and Glaister, Architects, on behalf of the Metropolitan Separate School Board, for a permit to erect a school building at the subject location.

On April 29th, 1964, this Department received a letter from Mr. J. D. George, Chief Design Engineer of Metropolitan Toronto Department of Roads, in which he noted, from our daily list of permit applications dated April 21st, 1964, that the aforesaid application had been made to this Department and requested this Department to forward a copy of the block plan of the proposal for his perusal.

As requested, a block plan of the proposed school building was forwarded to Mr. J. D. George and subsequently on May 11th, the block plan was returned with a letter stating that the location of the proposed school had been noted and the block plan was returned herewith.

Subsequently, on May 14th, 1964, an excavation and foundation permit was issued to the Metropolitan Separate School Board. The plans of the superstructure are still under examination in this Department and a permit for same has, to date, not been issued.

I would like to point out, at this time, that it is the policy for various City and Metropolitan Toronto Departments, including the Metropolitan Roads Department, the Metropolitan Traffic Engineering Department and the Metropolitan Planning Board, to receive a daily list of applications for building permits filed with this Department. Such list indicates the type of proposal, location, owner and probable cost.

It is also the policy, where any City or Metropolitan Toronto Department is interested in, or affected by, an application for building permit, for that Department to contact the Department of Buildings and request, if necessary, that a building permit for any proposal affecting that Department, be withheld until such time as their problem has been resolved.

Where there are no regulations or by-laws prohibiting the issuance of building permits, this Department is unable to refuse an application for same.

In this particular instance, the Metropolitan Roads Department did not advise or request that a building permit be withheld for the subject proposal, and as there were no by-laws or regulations prohibiting this proposal, I had no alternative but to issue a permit as the Metropolitan Toronto Separate School Board authorities were very anxious to commence construction.

I note in the communication from the Chairman, Metropolitan Toronto Transportation Technical Advisory Committee, attached with your memorandum to me, that the liaison in the past has been through various other bodies and it is apparent that this has not been satisfactory, and that the aforementioned Advisory Committee has now developed a direct contact with the Metropolitan Separate School Board so that the situation mentioned in your memorandum to me is not likely to recur.

I am enclosing, for your information, a copy of a letter from the Planning Board addressed to Mr. J. D. George, Chief Design Engineer of the Department of Roads, Metropolitan Toronto, a copy of which was sent to this Department, regarding the proposed alignment of the 400 Highway extension which is self-explanatory.

I might add that this Department has never had any plans of the proposed 400 Highway extension and I understand that the alignment of this extension has changed several times since it was laid out and indicated on a map in 1958.

Yours truly,



Commissioner of Buildings

WGP:HF
Encl.

COPY

CITY OF TORONTO PLANNING BOARD
129 Adelaide Street West,
Toronto 1.

Commissioner of Planning and Secretary-
Treasurer: M.B.M.Lawson.

File 02.03.03
May 22, 1964.

Mr. J. P. George,
Chief Design Engineer,
Metropolitan Toronto Roads Department,
75 Eglinton Ave. East,
Toronto 12, Ont.

Dear Mr. George:

Thank you for the copy of the letter addressed to
Mr. J. Middleweek of the Metropolitan Separate School Board
regarding the proposed school site at 76-102 Clinton Street.

You are no doubt aware of the objections of this
Board to the Location of the Highway 400 Extension in this
section of the City. However, we have never had the opportunity
to examine the detailed alignment until the receipt of a drawing
from Mr. Wilson of the Separate School Board.

In examining the drawing several deficiencies in the
alignment seem immediately evident.

Immediately north of the Clinton Street Public School
the alignment swings one block westward, impelled, it
would seem, by the need to avoid the school. In fact
the school was constructed in 1887 and is scheduled
for demolition this year.

However, in moving west the alignment now runs so that
it passes right through the St. Francis of Assisi Church
(R.C.), and passes through the grounds of St. Agnes
Church (R.C.) and St. John the Baptist (R.C.). St. Francis
of Assisi in particular is a very lovely, very ornate
church which has received considerable improvement in the
last several years. Its acquisition cost is likely to be
extremely high, in addition to the regard which the present
church obviously has in the minds of its parishioners.

The western alignment also involves the taking of part of
the grounds of the Grace Street Public School, a new school
erected in 1962. These grounds would have to be replaced.

A new Lutheran Church at 54 Clinton Street also seems to
be removed by this alignment.

If the alignment were not to swing west but continue south
between Clinton and Manning the only substantial structure
north of College that would be affected is the Clinton
Street Public School, which is scheduled for demolition.

South of College a Clinton-Manning alignment seems clear south to Mansfield, when it would have to shift west to run between Bellwoods and Claremont to avoid the St. Francis Separate School.

North of Dundas such an alignment would remove two non-conforming factory buildings, which, though substantial, are no asset to the area.

South of Dundas the choice between an alignment between Bellwoods and Claremont and west of Bellwoods becomes more difficult, with a choice between loss of parkland and the impact on a Ukrainian Catholic Church for the alignment west of Bellwoods, and the loss of an Anglican, Presbyterian and Roman Catholic Churches between Bellwoods and Claremont. However, the Bellwoods-Claremont alignment does have the advantage of removing six factory buildings which are obsolete and badly located, resulting in a distinct advantage to the City.

In view of the foregoing it would seem that the location of the alignment should be re-examined. It seems quite possible to locate the new Clinton Street school site to the west of Clinton Street, in the same general area where the St. Lucy Separate School is to be located.

The Board of Education wishes to proceed with the acquisition of a site for the new Clinton Street Public School very soon and consideration of the most desirable alignment should be a matter of priority.

I hope that a meeting can be arranged in the near future to discuss this matter.

Yours truly,

(Sgd.) M.B.M.Lawson

Commissioner of Planning.

